LOT 31
IN OR 1407/1445
BELLS RIVER ESTATE #1 PB 7/90

DENGLER LAWRENCE P & CAI MEI
87210 KIPLING DRIVE
YULEE, FL 32097

**2024**

**37-3N-27-0134-0031-0000**

## BUILDING CHARACTERISTICS

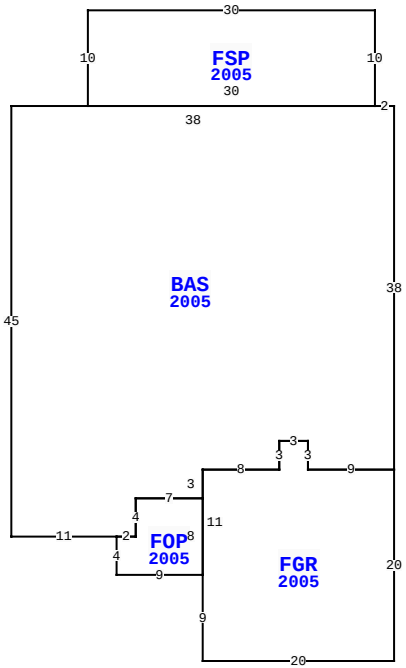
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4055.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,623 | 100 | 1,623 | 152,585 |
| FGR | 409 | 55 | 225 | 21,153 |
| FOP | 64 | 30 | 19 | 1,786 |
| FSP | 300 | 40 | 120 | 11,282 |
| TOTALS | 2,396 | | 1,987 | 186,806 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,987 | 105.8400 | 100.55 | 199,793 | 2005 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM – 100% - 2006 Heated Area: 1623 HX Base Yr 2006




87210 KIPLING DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 04/04/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 186,806 |
| TOTAL MARKET OB/XF VALUE | | 3,154 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 234,960 |
| SOH/AGL Deduction | | 96,758 |
| ASSESSED VALUE | | 138,202 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 88,202 |
| TOTAL JUST VALUE | | 234,960 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002845 | REPAIR/RRF | 10,000 | 04/15/2020 |
| B0515303 | NEW CONSTR | 0 | 01/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1407/1445 | 4/27/2006 | QC | U | I | 01 | 100 |
| GRANTOR: DENGLER LAWRENCE P | | | | | | |
| GRANTEE: DENGLER LAWRENCE P | | | | | | |
| 1375/1634 | 12/21/2005 | WD | Q | I | | 161,600 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: DENGLER LAWRENCE P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W2 FSP=[YR=2005] N10 W30 S10 E30$ W38 S45 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S9 E20 N20 W9 N3 W3 S3 W8 S11$ N8 W7 S4 W2$ E2 N4 E7 N3 E8 N3 E3 S3 E9 N38$ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 680.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 3,041 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 5 | 4 | 20.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 113 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,154

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS