

LOT 35
IN OR 2125/1899
BELLS RIVER ESTATE #1 PB 7/90

KOVACICH OWEN M & LISA MARIE
87132 KIPLING DR
YULEE, FL 32097

2024

37-3N-27-0134-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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		

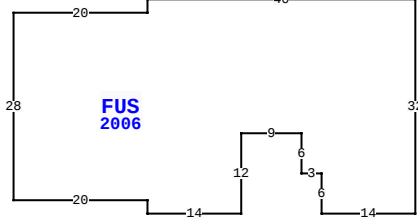
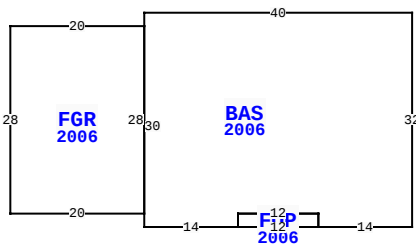
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	105,972
FGR	560	55	308	25,987
FOP	24	30	7	590
FUS	1,714	100	1,714	144,614
TOTALS	3,554		3,285	277,163

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	805.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	951.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,285	97.0600	92.21	302,910	2006	2006	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2018 Heated Area: 2970 HX Base Yr 2018											



87132 KIPLING DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			277,163
TOTAL MARKET OB/XF VALUE			40,902
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			363,065
SOH/AGL Deduction			120,327
ASSESSED VALUE			242,738
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			192,738
TOTAL JUST VALUE			363,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326141	NEW CONSTR	0	05/01/2013
B1327061	SWIM POOL	32,809	04/01/2013
B18103	SCRN RM	3,000	10/31/2006
C0516408	CO ISSUED	0	03/01/2006
B0516408	NEW CONSTR	0	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2125/1899	6/09/2017	WD Q	I	01	
GRANTOR: REWA BRENT L & KATHER					
GRANTEE: KOVACICH OWEN M & L					
1428/0452	7/17/2006	WD Q	I		
GRANTOR: MARONDA HOMES INC					
GRANTEE: REWA BRENT L & KATHE					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W40 S2 FGR=[YR=2006] W20 S28 E20 N28 \$ S30 E14 FOP=[YR=2006] E12 N2 W12 S2 \$ N2 E12S2 E14 N32 \$ PTR= E15 FUS=[YR=2006] E20 N2 E40 S32 W14 N6 W3 N6 W9 S12 W14 N2 W20 N28 \$ W15 \$.					

TOTAL OB/XF 40,902

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS