

LOT 39
IN OR 1471/1484
BELLS RIVER ESTATE #1 PB 7/90

GRIFFIN JOHN A & MARY J
87050 KIPLING DR
YULEE, FL 32097

2024

37-3N-27-0134-0039-0000



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	1,893	100	1,893	172,552
FGR	361	55	199	18,139
FOP	36	30	11	1,003
FSP	300	40	120	10,938
TOTALS	2,590		2,223	202,631

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	657.00	SF	5.20	5.20	100	2006	2006	3	87

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2008

Heated Area: 1893

HX Base Yr 2008

30

10

30

10

35

5

58

19

19

8

14

6

19

5

11

15

FSP

2006

BAS

2006

FGR

2006

FOP

2006

BLD DATE

04/04/2023

NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

87050 KIPLING DR, YULEE

TOTAL OB/XF														
2,972														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,631	
TOTAL MARKET OB/XF VALUE		2,972	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		250,603	
SOH/AGL Deduction		100,588	
ASSESSED VALUE		150,015	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		100,015	
TOTAL JUST VALUE		250,603	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18099	SCRN RM	3,000	10/31/2006
B0516362	CO ISSUED	0	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1471/1484	1/16/2007	TD	Q	I		200,000	
GRANTOR: PARRISH JOSEPH W & SH							
GRANTEE: GRIFFIN JOHN A & MA							
1436/1770	8/14/2006	WD	Q	I		198,500	
GRANTOR: MARONDA HOMES INC							
GRANTEE: PARRISH JOSEPH W &							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W5 FSP=[YR=2006] N10 W30 S10 E30\$ W35 S39														
FGR=[YR=2006] S19 E19 N5 FOP=[YR=2006] E6 N6 W6 S6\$ N14 W19\$														
E19 S8 E6 S11 E15 N58\$.														