LOT 1
BELLS RIVER ESTATE #1 PB 7/90

MARSHBANKS JACQUELINE M REVOCABLE LIVING TRUST
87257 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

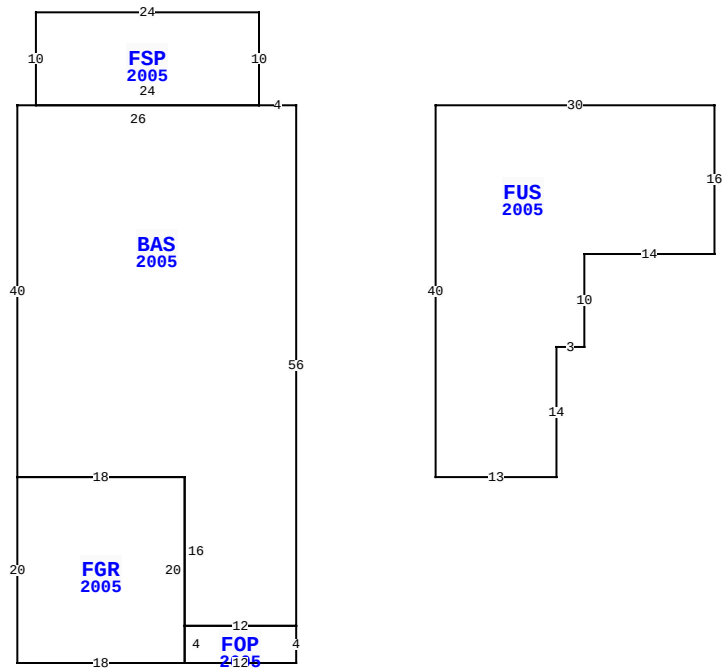
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4055.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	2005	1,392	133,635
FGR	360	55	2005	198	19,009
FOP	48	30	2005	14	1,344
FSP	240	40	2005	96	9,217
FUS	822	100	2005	822	78,914
TOTALS	2,862			2,522	242,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	106.0800	106.08	267,534	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2214 HX Base Yr 2018



87257 KIPLING DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,118
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		310,853
SOH/AGL Deduction		129,822
ASSESSED VALUE		181,031
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		125,309
TOTAL JUST VALUE		310,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515802	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/1262	12/15/2024	QC	U	I	11	100
GRANTOR: MARSHBANKS JACQUELINE						
GRANTEE: MARSHBANKS JACQUELI						
2116/1875	3/21/2017	SW	U	I	12	146,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: MARSHBANKS JACQUELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W24 S10 E24$ W26 S40 FGR=[YR=2005] S20 E18 FOP=[YR=2005] E12 N4 W12 S4$ N20 W18 $ E18 S16 E12 N56$ PTR=E15 FUS=[YR=2005] E30 S16 W14 S10 W3 S14 W13 N40$ W15$.

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	0810	CONCRETE A	0	100	0	0	684.00	SF	6.50	6.50	100	2005	2005	3	84	3,735	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS