LOT 2
IN OR 2063/1800
BELLS RIVER ESTATE #1 PB 7/90

SHUSTER BRIAN W/HUNTZBERRY APRIL F
87245 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0002-0000

BUILDING CHARACTERISTICS

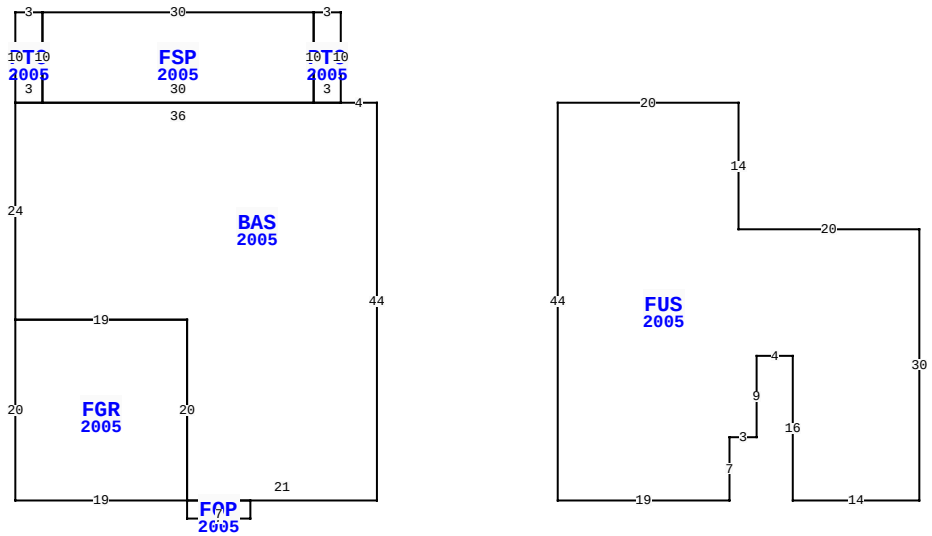
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,380	100	2005	1,380	123,516
FGR	380	55	2005	209	18,706
FOP	14	30	2005	4	358
FSP	300	40	2005	120	10,741
FUS	1,395	100	2005	1,395	124,859
PTO	30	5	2005	2	179
PTO	30	5	2005	2	179
TOTALS	3,529			3,112	278,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,112	98.9000	98.90	307,777	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2775 HX Base Yr 2017



87245 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,538
TOTAL MARKET OB/XF VALUE		3,241
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,779
SOH/AGL Deduction		143,164
ASSESSED VALUE		203,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,893
TOTAL JUST VALUE		346,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1800	8/05/2016	SW	U	I	12	177,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SHUSTER BRIAN W & A						
2063/1795	2/04/2016	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 PTO=[YR=2005] N10 W3 FSP=[YR=2005] W30 PTO=[YR=2005] W3 S10 E3 N10$ S10 E30 N10$ S10 E3$ W36 S24 FGR=[YR=2005] S20 E19 N20 W19$ E19 S20 FOP=[YR=2005] S2 E7 N2 W7$ E21 N44$ PTR=E20 FUS=[YR=2005] E20 S14 E20 S30 W14 N16 W4 S9 W3 S7 W19 N44$ W20$.

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	742.00	SF	5.20	5.20	100	2005	2005	3	84	3,241	

LAND DESCRIPTION

TOTAL OB/XF 3,241

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS