LOT 3
BELLS RIVER ESTATE #1 PB 7/90

RABIT JESIKA JAS
87233 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0003-0000

BUILDING CHARACTERISTICS

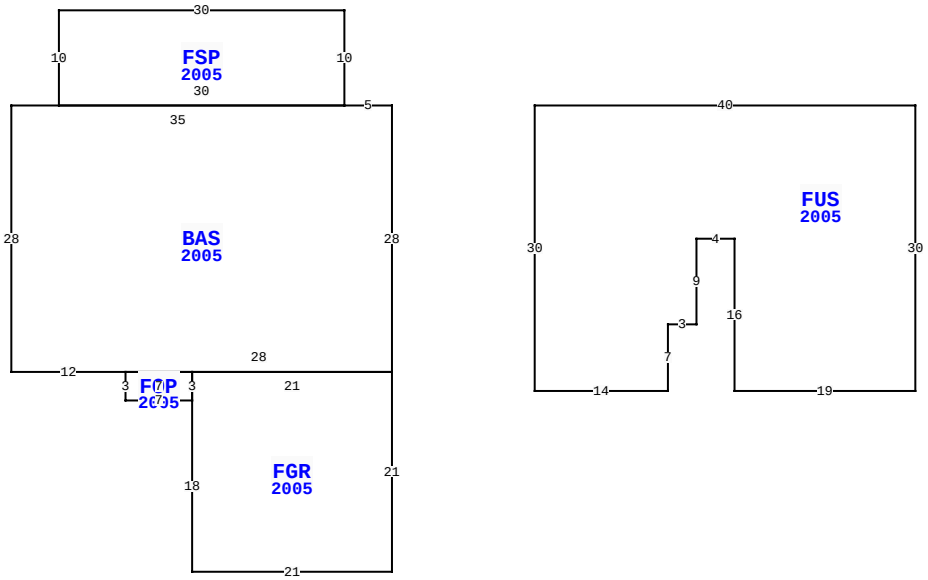
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,120	100	2005	1,120	107,523
FGR	441	55	2005	243	23,328
FOP	21	30	2005	6	576
FSP	300	40	2005	120	11,521
FUS	1,115	100	2005	1,115	107,042
TOTALS	2,997			2,604	249,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	106.0800	106.08	276,232	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2235 HX Base Yr 2006



87233 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		249,990
TOTAL MARKET OB/XF VALUE		3,145
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		318,135
SOH/AGL Deduction		142,167
ASSESSED VALUE		175,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,246
TOTAL JUST VALUE		318,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1361/1895	10/26/2005	WD	U	V	19	255,000
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						
9999/9999	8/29/2005	CN	Q	I		189,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: RABIT JESIKA JAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 FSP=[YR=2005] N10 W30 S10 E30$ W35 S28 E12 FOP=[YR=2005] S3 E7 FGR=[YR=2005] S18 E21 N21 W21 S3$ N3 W7$ E28 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W19 N16 W4 S9 W3 S7 W14 N30$ 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	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	2005	2005	3	84	3,145	

LAND DESCRIPTION

TOTAL OB/XF 3,145

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