LOT 4
IN OR 2101/654
BELLS RIVER ESTATE #1 PB 7/90

MARCUM ERIC C & VERONICA LYNN
87221 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

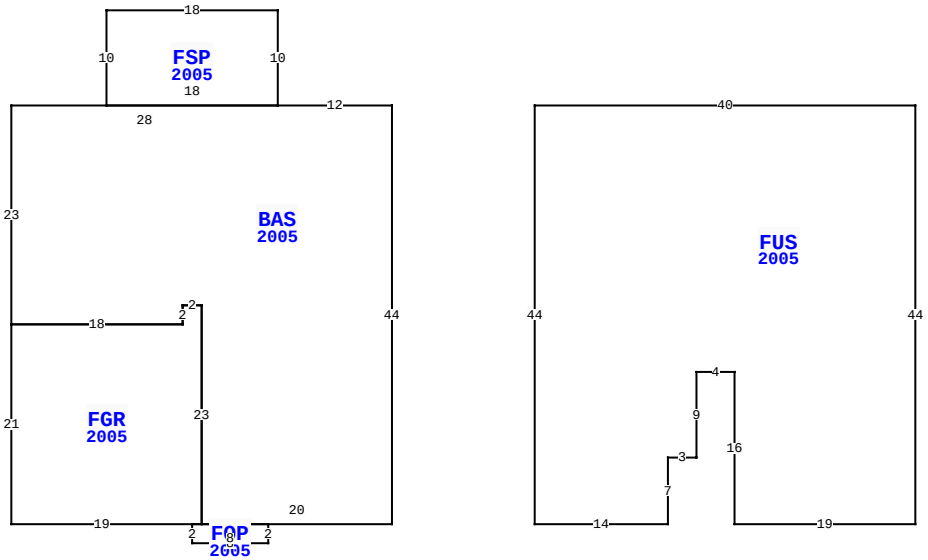
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 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	1,336	100	2005	1,336	121,738
FGR	424	55	2005	233	21,231
FOP	16	30	2005	5	456
FSP	180	40	2005	72	6,561
FUS	1,675	100	2005	1,675	152,629
TOTALS	3,631			3,321	302,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,321	97.9800	97.98	325,392	2005	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3011 HX Base Yr 2019



87221 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,615
TOTAL MARKET OB/XF VALUE		3,154
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		370,769
SOH/AGL Deduction		150,647
ASSESSED VALUE		220,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,400
TOTAL JUST VALUE		370,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003175	REPAIR/RRF	11,771	04/28/2020
B0515646	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/0654	2/08/2017	WD	Q	I	01	212,000
GRANTOR: PNJ HOLDINGS INC						
GRANTEE: MARCUM ERIC CHRISTI						
2067/1415	6/07/2016	QC	U	I	11	135,000
GRANTOR: DITECH FINANCIAL LLC						
GRANTEE: PNJ HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2005] N10 W18 S10 E18$ W28 S23 FGR=[YR=2005] S21 E19 FOP=[YR=2005] S2 E8 N2 W8$ E1 N23 W2 S2 W18$ E18 N2 E2 S23 E20 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N16 W4 S9 W3 S7 W14 N44$ W15$.

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	2005	2005	3	84	3,154	

LAND DESCRIPTION

TOTAL OB/XF 3,154

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS