LOT 6
IN OR 1380/855
BELLS RIVER ESTATE #1 PB 7/90

SERRA TIMOTHY JAY
87199 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

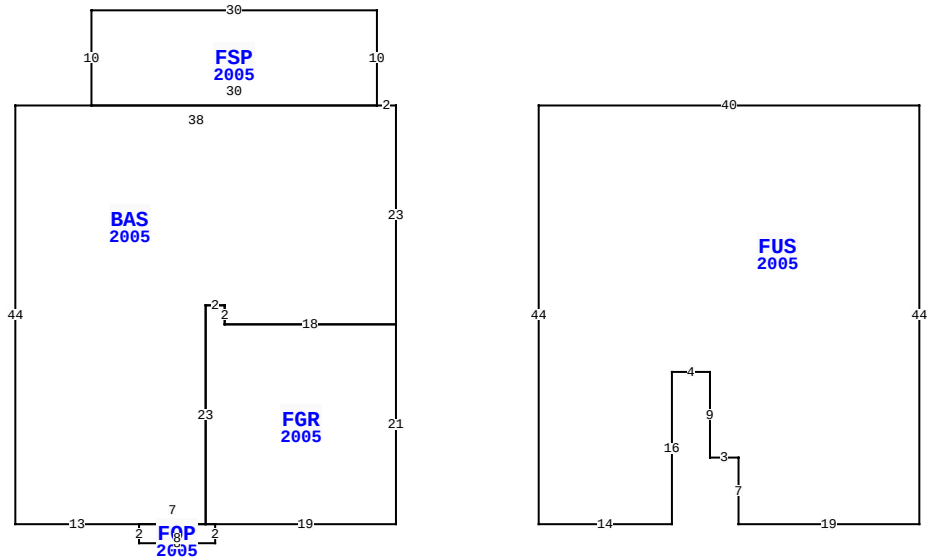
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,336	100	2005	1,336	117,353
FGR	424	55	2005	233	20,467
FOP	16	30	2005	5	439
FSP	300	40	2005	120	10,541
FUS	1,675	100	2005	1,675	147,131
TOTALS	3,751			3,369	295,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,369	97.0600	97.06	326,995	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 3011 HX Base Yr 2006



87199 KIPLING DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,930
TOTAL MARKET OB/XF VALUE		3,224
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		364,154
SOH/AGL Deduction		162,181
ASSESSED VALUE		201,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,251
TOTAL JUST VALUE		364,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001678	REROOF	9,000	03/04/2020
B0515302	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0855	1/10/2006	WD	U	I	21	223,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: SERRA TIMOTHY JAY						
1361/1895	10/26/2005	WD	U	V	19	255,000
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 FSP=[YR=2005] N10 W30 S10 E30$ W38 S44 E13 FOP=[YR=2005] S2 E8 N2 FGR=[YR=2005] E19 N21 W18 N2 W2 S23 E1$ W8$ E7 N23 E2 S2 E18 N23$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N7 W3 N9 W4 S16 W14 N44$ 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	738.00	SF	5.20	5.20	100	2005	2005	3	84	3,224	

LAND DESCRIPTION

TOTAL OB/XF 3,224

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