LOT 8
IN OR 1727/575
BELLS RIVER ESTATE #1 PB 7/90

EDWARDS ALISHA
87177 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

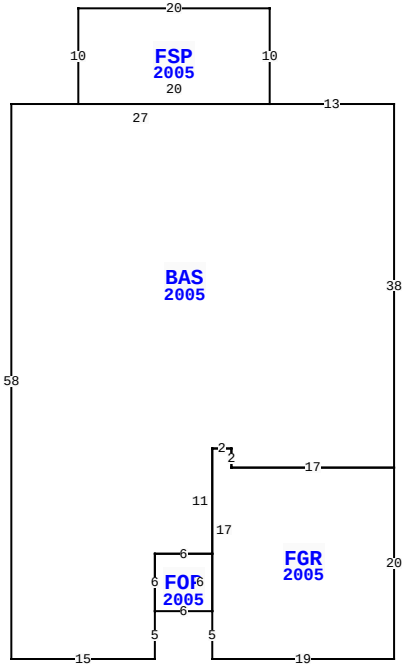
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2005	1,870	177,460
FGR	384	55	2005	211	20,023
FOP	36	30	2005	11	1,043
FSP	200	40	2005	80	7,592
TOTALS	2,490			2,172	206,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	104.8600	104.86	227,756	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1870 HX Base Yr 2006



87177 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		206,119
TOTAL MARKET OB/XF VALUE		2,931
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,050
SOH/AGL Deduction		122,953
ASSESSED VALUE		151,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,375
TOTAL JUST VALUE		274,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515683	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/0575	3/03/2011	QC	U	I	11	100
GRANTOR: EDWARDS ROBERT V						
GRANTEE: EDWARDS ALISHA						
1383/1876	1/24/2006	WD	U	I	21	165,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: EDWARDS ROBERT V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E19 N20 W17 N2 W2 S17$ N6 W6 S6$ N6 E6 N11 E2 S2 E17 N38$.

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	671.00	SF	5.20	5.20	100	2005	2005	3	84	2,931	

LAND DESCRIPTION

TOTAL OB/XF 2,931

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