LOT 10
IN OR 2216/700
BELLS RIVER ESTATE #1 PB 7/90

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALASBASAS, CA 91302

2025

37-3N-27-0134-0010-0000

NASSAU COUNTY PROPERTY

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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

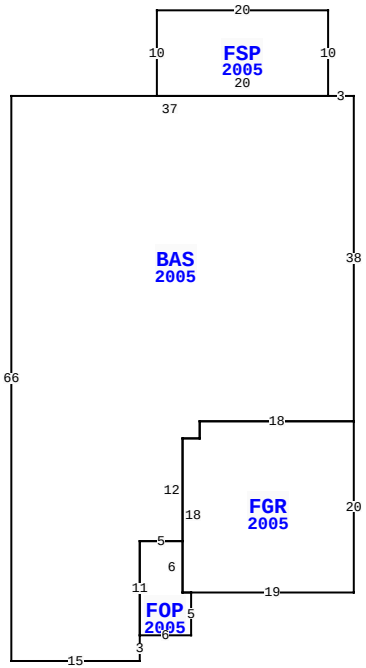
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2005	2,014	189,339
FGR	396	55	2005	218	20,495
FOP	60	30	2005	18	1,692
FSP	200	40	2005	80	7,521
TOTALS	2,670			2,330	219,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	103.8800	103.88	242,040	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 2014 HX Base Yr



87161 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	219,046
TOTAL MARKET OB/XF VALUE	3,883
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	287,929
SOH/AGL Deduction	45,069
ASSESSED VALUE	242,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,860
TOTAL JUST VALUE	287,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15647	NEW CONSTR	0	01/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0700	7/18/2018	WD	Q	I	01	207,000
GRANTOR: WILLIAMS JOHN M & LIS						
GRANTEE: AH4R PROPERTIES LLC						
1395/0373	3/13/2006	WD	Q	I		203,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: WILLIAMS JOHN F & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 FSP=[YR=2005] N10 W20 S10 E20$ W37 S66 E15 N3 FOP=[YR=2005] E6 N5 FGR=[YR=2005] E19 N20 W18 S2 W2 S18 E1$ W1 N6 W5 S11$ N11 E5 N12 E2 N2 E18 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	0	0	0	864.00	SF	5.20	5.20	100	2005	2005	3	84	3,774	
2	0810	CONCRETE A	0	0	10	2	20.00	SF	6.50	6.50	100	2005	2005	3	84	109	

LAND DESCRIPTION

TOTAL OB/XF 3,883

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	0	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