LOT 13
BELLS RIVER ESTATE #1 PB 7/90

GOLDINGER LEE B & MARIJKE E
87001 KIP LN
YULEE, FL 32097

2025

37-3N-27-0134-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

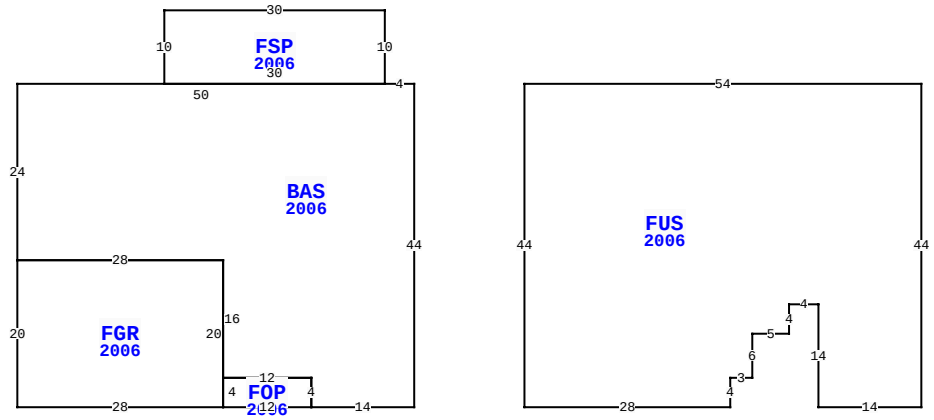
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	1,768	100	2006	1,768	153,616
FGR	560	55	2006	308	26,761
FOP	48	30	2006	14	1,217
FSP	300	40	2006	120	10,427
FUS	2,258	100	2006	2,258	196,191
TOTALS	4,934			4,468	388,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,468	95.4800	95.48	426,605	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 4026 HX Base Yr 2021



87001 KIP LN, 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		388,211
TOTAL MARKET OB/XF VALUE		4,163
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		457,374
SOH/AGL Deduction		182,406
ASSESSED VALUE		274,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,246
TOTAL JUST VALUE		457,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16052	NEW CONSTR	0	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0138	8/26/2020	QC	U	I	11	175,500
GRANTOR: GOLDINGER KERRY R & S						
GRANTEE: GOLDINGER LEE B & M						
2183/1630	3/15/2018	WD	Q	I	01	260,000
GRANTOR: GERICK MARIA V & CHAR						
GRANTEE: GOLDINGER LEE & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 FSP=[YR=2006] N10 W30 S10 E30$ W50 S24 FGR=[YR=2006] S20 E28 FOP=[YR=2006] E12 N4 W12 S4$ N20 W28 $ E28 S16 E12 S4 E14 N44$ PTR= E15 FUS=[YR=2006] E54 S44 W14 N14 W4 S4 W5 S6 W3 S4 W28 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	931.00	SF	5.20	5.20	100	2006	2006	3	86	4,163	

LAND DESCRIPTION

TOTAL OB/XF 4,163

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 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS