

LOT 14
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

HARTMAN MELINDA/HARTMAN COLLIN ET AL
87002 KIP LN
YULEE, FL 32097

2025

37-3N-27-0134-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1,416	100	2006	1,416	126,253
FGR	400	55	2006	220	19,616
FOP	12	30	2006	4	357
FSP	180	40	2006	72	6,420
FUS	1,714	100	2006	1,714	152,824
TOTALS	3,722			3,426	305,468

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	741.00	SF	5.20	5.20	
2	1242	WD DECK A	0	100	0	0	281.00	SF	10.00	10.00	
3	0835	QUARY TILE	0	100	5	4	20.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,426	97.9800	97.98	335,679	2006	2006	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2009 Heated Area: 3130 HX Base Yr 2009											
87002 KIP LN, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/22/2025 MLU											

TOTAL OB/XF											
4,759											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		305,468	
TOTAL MARKET OB/XF VALUE		4,759	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		375,227	
SOH/AGL Deduction		146,930	
ASSESSED VALUE		228,297	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		172,575	
TOTAL JUST VALUE		375,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15902	NEW CONSTR	0	02/17/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2568/0162	3/23/2022	QC	U	I	11
GRANTOR: HARTMAN KENNEDY & COL					SALE PRICE
GRANTEE: HARTMAN MELINDA					
2468/1872	6/07/2021	FJ	U	I	11
GRANTOR: HARTMAN JEFFERY L EST					100
GRANTEE: HARTMAN MELINDA & K					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FSP=[YR=2006] N10 W18 S10 E18\$ W22 S2 W20 S8 FGR=[YR=2006] S20 E20 N20 W20\$ E20 S22 E14 N2 E3 FOP=[YR=2006] S2 E6 N2 W6\$ E9 S2 E14 N32\$ PTR=E15 FUS=[YR=2006] E20 N2 E40 S32 W14 N6 W3 N6 W9 S12 W14 N2 W20 N28\$ W15\$.											