LOT 15
IN OR 1994/1188
CONSERV ESMT PT OR 1299/53

RICHARDS MARK D & ADA
87006 KIP LN
YULEE, FL 32097

2025

37-3N-27-0134-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

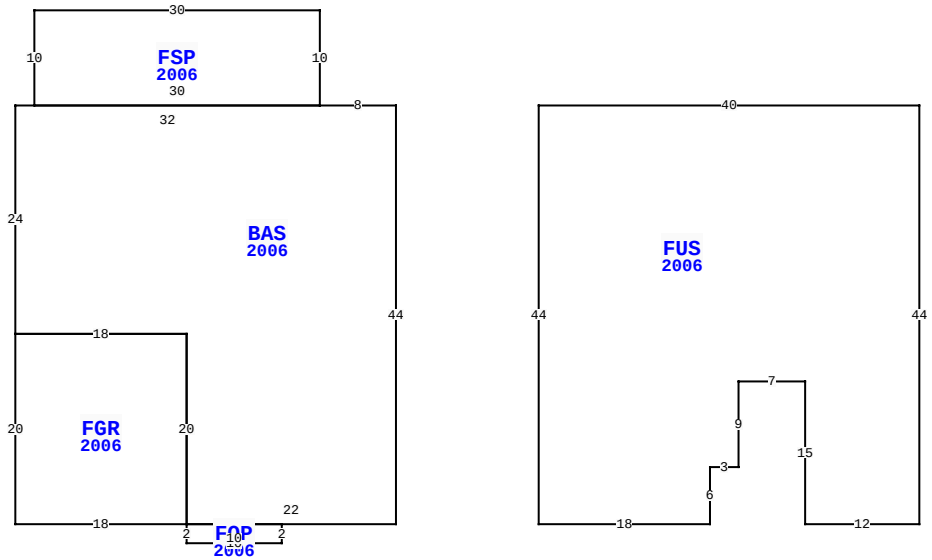
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100	2006	1,400	124,827
FGR	360	55	2006	198	17,654
FOP	20	30	2006	6	535
FSP	300	40	2006	120	10,700
FUS	1,637	100	2006	1,637	145,958
TOTALS	3,717			3,361	299,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,361	97.9800	97.98	329,311	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2017 Heated Area: 3037 HX Base Yr 2017



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

87006 KIP LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,673
TOTAL MARKET OB/XF VALUE		9,075
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		373,748
SOH/AGL Deduction		150,526
ASSESSED VALUE		223,222
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,500
TOTAL JUST VALUE		373,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002527	REPAIR/RRF	9,214	03/09/2018
C26901	CO ISSUED	0	10/01/2005
B26901	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/1188	7/28/2015	SW	U	I	12	165,100
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: RICHARDS MARK D & A						
1946/0256	11/05/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FSP=[YR=2006] N10 W30 S10 E30$ W32 S24 FGR=[YR=2006] S20 E18 N20 W18$ E18 S20 FOP=[YR=2006] S2 E10 N2 W10$ E22 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W12 N15 W7 S9 W3 S6 W18 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	634.00	SF	5.20	5.20	100	2006	2006	3	86	2,835	
2	2701	QUONSET GD	0	100	26	20	520.00	SF	15.00	15.00	100	2024	2016		80	6,240	

LAND DESCRIPTION

TOTAL OB/XF 9,075

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