LOT 16
IN OR 1410/311
BELLS RIVER ESTATE #1 PB 7/90

GIORGIO VITO J & ELIZABETH K
87141 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0016-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

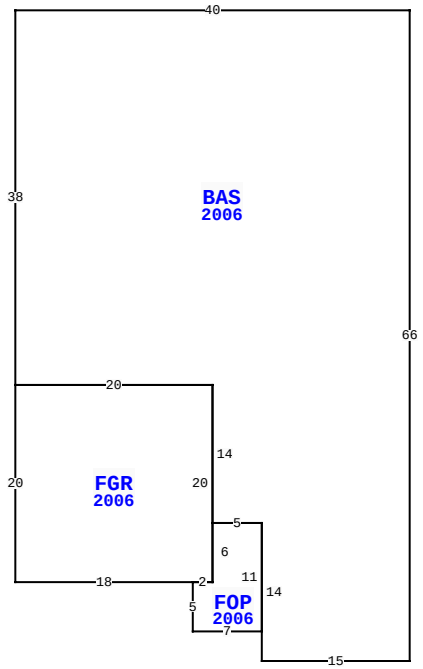
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2006	2,010	190,007
FGR	400	55	2006	220	20,797
FOP	65	30	2006	20	1,891
TOTALS	2,475			2,250	212,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	103.8800	103.88	233,730	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2010 HX Base Yr 2007



87141 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,694
TOTAL MARKET OB/XF VALUE		44,144
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		321,838
SOH/AGL Deduction		125,133
ASSESSED VALUE		196,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,983
TOTAL JUST VALUE		321,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632762	SCRNENCL	17,856	07/01/2016
B1531378	SWIM POOL	38,000	11/01/2015
B0617115	SCRN RM	2,000	11/01/2006
B17191	SCRN RM	3,200	11/01/2006
C0516292	CO ISSUED	0	10/01/2005
B0516292	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0311	5/05/2006	WD	Q	I		206,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: GIORGIO VITO J & EL						
1316/1593	5/11/2005	WD	U	V	07	100
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES IN OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S38 FGR=[YR=2006] S20 E18 FOP=[YR=2006] S5 E7 N11 W5 S6 W2 $ E2N20 W20$ E20 S14 E5 S14 E15 N66$.

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	849.00	SF	5.20	5.20	100	2006	2006	3	86	3,797	
2	0861	POOL GUNIT	0	100	0	0	382.00	SF	85.00	85.00	100	2016	2016	3	78	25,327	
3	0855	CONC PAVER	0	100	0	0	443.00	SF	10.00	10.00	100	2016	2016	3	95	4,209	
4	0911	SCRN RM A	0	100	0	0	792.00	SF	17.50	17.50	100	2018	2018	3	78	10,811	

LAND DESCRIPTION

TOTAL OB/XF 44,144

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 04/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS