LOT 18
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

POLLARD STORIE & HASSAUN/POLLARD DONNA L
87121 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

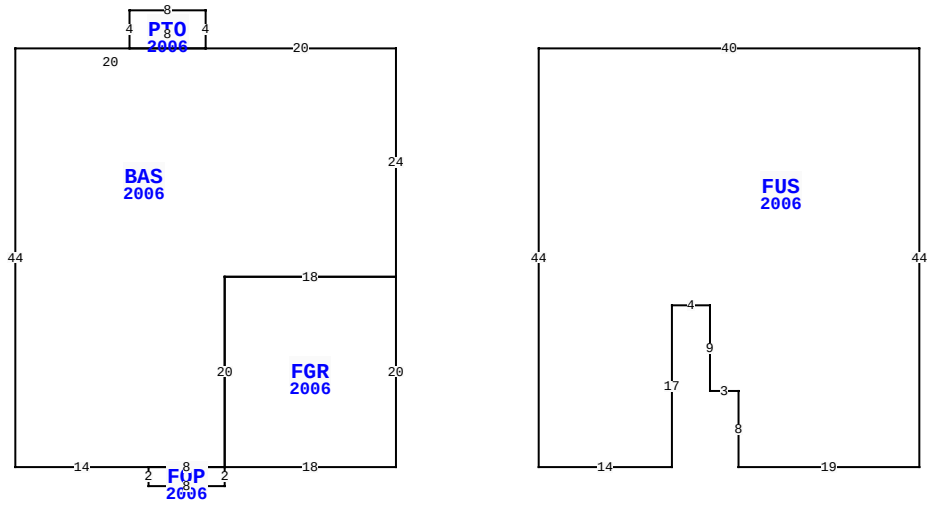
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,400	100	2006	1,400	127,171
FGR	360	55	2006	198	17,985
FOP	16	30	2006	5	454
FUS	1,668	100	2006	1,668	151,515
PTO	32	5	2006	2	182
TOTALS	3,476			3,273	297,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,273	99.8200	99.82	326,711	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3068 HX Base Yr 2021



87121 KIPLING DR, 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		297,307
TOTAL MARKET OB/XF VALUE		4,444
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		366,751
SOH/AGL Deduction		125,017
ASSESSED VALUE		241,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,012
TOTAL JUST VALUE		366,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516296	CO ISSUED	0	10/01/2005
B0516296	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/1765	11/16/2020	WD	Q	I	01	275,000
GRANTOR: LASCHANSKY JEFFREY M						
GRANTEE: POLLARD STORIE M &						
2105/0910	3/06/2017	WD	Q	I	01	206,000
GRANTOR: CACCAMISE JOHN						
GRANTEE: LASCHANSKY JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 PTO=[YR=2006] N4 W8 S4 E8$ W20 S44 E14
FOP=[YR=2006] S2 E8 N2 W8$ E8 FGR=[YR=2006] E18 N20 W18 S20$
N20 E18 N24$ PTR=E15 FUS=[YR=2006] E40 S44 W19 N8 W3 N9 W4
S17 W14 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	691.00	SF	5.20	5.20	100	2006	2006	3	86	3,090	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	31	446	
3	0858	SCULP CONC	0	100	0	0	72.00	SF	13.00	13.00	100	2008	2008	3	97	908	

LAND DESCRIPTION

TOTAL OB/XF 4,444

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 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