

WARDEN CURTIS
87105 KIPPLING DR
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 60

Exterior Wall16WD FR STUC 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame03MASONRY 100

Stories2. 100

Units0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4055.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,12010020061,120109,880

FGR40055200622021,583

FOP243020067687

FUS1,11610020061,116109,488

PTO2852006198

TOTALS2,6882,464241,736

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,464107.8080107.81265,64420062006009.0091.00

1 SINGLE FAM - 0% - 2024Heated Area: 2236HX Base Yr

PLO2006

BAS2006

FOP2006

FGR2006

19

21

28

28

12

20

17

20

20

FUS2006

40

30

30

12

20

14

7

4

7

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

241,7363,17565,000309,91111,703298,2080298,208309,91100271,098

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2793/9635/22/2025WD Q I 01355,000

GRANTOR: ZARATE JUANA

GRANTEE: WARDEN CURTIS

2067/13448/05/2016SW U I 12158,500

GRANTOR: J P MORGAN CHASE NA

GRANTEE: AVILA JAVIER ZARATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 PT0=[YR=2006] N4 W7 S4 E7\$ W19 S28 E12 FOP=[YR=2006] S3 E8 FGR=[YR=2006] S17 E20 N20 W20 S3\$ N3 W8\$ E28 N28\$ PTR=E15 FUS=[YR=2006] E40 S30 W20 N14 W4 S7 W4 S7 W12 N30\$ W15 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

EXTRA FEATURES

87105 KIPLING DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/22/2025MLU

REVIEW DATE04/23/2025BYKWA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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