LOT 22
IN OR 2120/933
CONSERV ESMT PT OR 1299/53

GOOS MATTHEW & SUSAN
87087 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

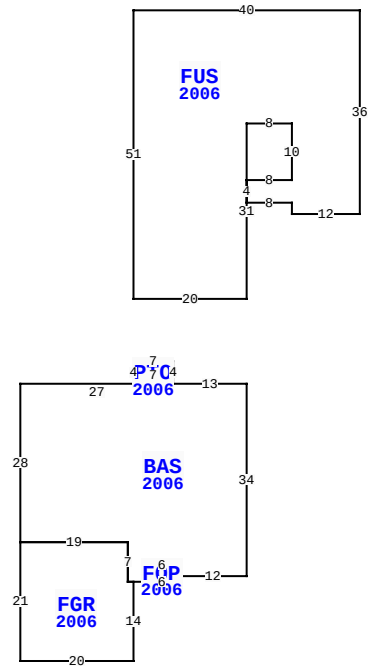
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,237	100	2006	1,237	112,259
FGR	413	55	2006	227	20,601
FOP	18	30	2006	5	453
FUS	1,644	100	2006	1,644	149,195
PTO	28	5	2006	1	91
TOTALS	3,340			3,114	282,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,114	97.0600	97.06	302,245	2006	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2881 HX Base Yr 2025



87087 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,599
TOTAL MARKET OB/XF VALUE		3,104
TOTAL LAND VALUE - MARKET		68,250
TOTAL MARKET VALUE		353,953
SOH/AGL Deduction		0
ASSESSED VALUE		353,953
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,231
TOTAL JUST VALUE		353,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007935	REPAIR/RRF	9,180	09/22/2020
C16289	CO ISSUED	0	09/22/2006
B16289	NEW CONSTR	0	09/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2120/0933	5/09/2017	WD	Q	I	01	170,000
GRANTOR: BONACCHI LORENZO J &						
GRANTEE: GOOS MATTHEW & SUSA						
1545/0507	1/08/2008	WD	U	I	21	196,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: BONACCHI LORENZO J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 PTO=[YR=2006] N4 W7 S4 E7$ W27 S28 FGR=[YR=2006] S21 E20 N14 W1 N7 W19$ E19 S7 E3 FOP=[YR=2006] E6 N3 W6 S3$ N3 E6 S2 E12 N34$ PTR=N15 FUS=[YR=2006] N31 E8 S10 W8 S4 E8 S2 E12 N36 W40 S51 E20$ S15$.

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	694.00	SF	5.20	5.20	100	2006	2006	3	86	3,104	

LAND DESCRIPTION

TOTAL OB/XF 3,104

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	000134	C	RES POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.05	65,000.00	68,250.00	68,250							

REVIEW DATE 12/15/2020 BY NWX Total Acres: 0.00 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 07/30/2025 BY SYS