LOT 23
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

JORDAN JEREMY T & MICHELLE L
87077 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

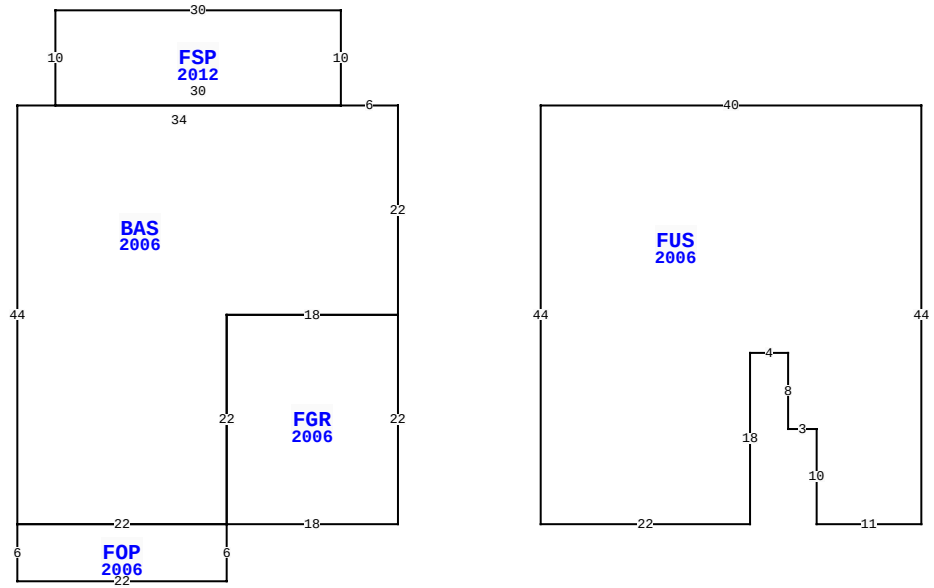
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,364	100	2006	1,364	123,900
FGR	396	55	2006	218	19,803
FOP	132	30	2006	40	3,634
FSP	300	40	2012	120	10,900
FUS	1,658	100	2006	1,658	150,607
TOTALS	3,850			3,400	308,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,400	99.8200	99.82	339,388	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3022 HX Base Yr 2021



87077 KIPLING DR, YULEE

BLD DATE		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		308,843
TOTAL MARKET OB/XF VALUE		3,852
TOTAL LAND VALUE - MARKET		68,250
TOTAL MARKET VALUE		380,945
SOH/AGL Deduction		130,365
ASSESSED VALUE		250,580
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		194,858
TOTAL JUST VALUE		380,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18102	SCRN RM	3,000	10/31/2006
C16287	CO ISSUED	0	09/21/2006
B16287	NEW CONSTR	0	09/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1566	3/27/2020	WD	Q	I	01	240,000
GRANTOR: APPLETON JENNIFER L &						
GRANTEE: JORDAN JEREMY T & M						
2350/1554	3/19/2020	QC	U	I	11	100
GRANTOR: CORBITT ANNA						
GRANTEE: APPLETON JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W6 FSP=[YR=2012] N10 W30 S10 E30$ W34 S44 FOP=[YR=2006] S6 E22 N6 W22$ E22 FGR=[YR=2006] E18 N22 W18 S22$ N22 E18 N22$ PTR=E15 FUS=[YR=2006] E40 S44 W11 N10 W3 N8 W4 S18 W22 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	749.00	SF	5.20	5.20	100	2006	2006	3	86	3,350	
2	0855	CONC PAVER	0	100	0	0	76.00	SF	7.50	7.50	100	2008	2008	3	88	502	

LAND DESCRIPTION

TOTAL OB/XF 3,852

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 07/30/2025 BY SYS