LOT 26
IN OR 1465/1693
CONSERV ESMT PT OR 1299/53

ADEKUNLE YEMI
97178 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

**2025**

**37-3N-27-0134-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

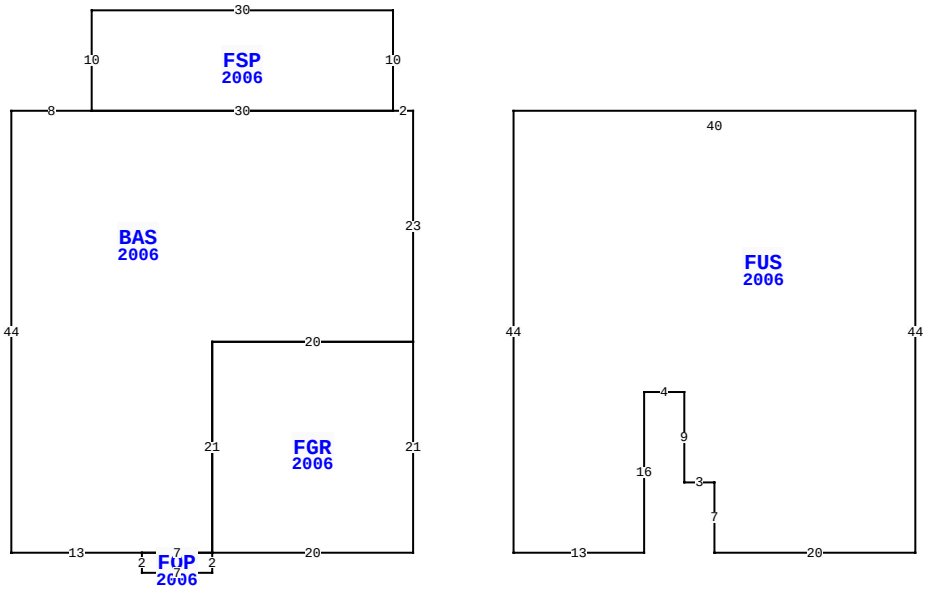
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| 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 | 1,340 | 100 | 2006 | 1,340 | 120,818 |
| FGR | 420 | 55 | 2006 | 231 | 20,827 |
| FOP | 14 | 30 | 2006 | 4 | 360 |
| FSP | 300 | 40 | 2006 | 120 | 10,820 |
| FUS | 1,675 | 100 | 2006 | 1,675 | 151,023 |
| TOTALS | 3,749 | | | 3,370 | 303,849 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,370 | 99.0840 | 99.08 | 333,900 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 3015 HX Base Yr




87045 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 | 303,849 |
| TOTAL MARKET OB/XF VALUE | 4,282 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 373,131 |
| SOH/AGL Deduction | 56,928 |
| ASSESSED VALUE | 316,203 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 316,203 |
| TOTAL JUST VALUE | 373,131 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 339,586 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0617117 | SCRN RM | 2,000 | 09/21/2006 |
| B0617196 | SCRN RM | 3,000 | 09/21/2006 |
| C15854 | CO ISSUED | 0 | 09/21/2006 |
| B15854 | NEW CONSTR | 0 | 09/21/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/1693 | 12/15/2006 | WD | Q | I | | 235,000 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: ADEKUNLE YEMI | | | | | | |
| 1324/0584 | 6/09/2005 | WD | U | V | 19 | 435,000 |
| GRANTOR: BELLS RIVER ESTATES L | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=10,0] E40 S44 W20 N7 W3 N9 W4 S16 W13 N44 $
BAS=[YR=2006;ORIG=0,0] W2 W30 W8 S44 E13 E7 N21 E20 N23 $
FGR=[YR=2006;ORIG=-20,44] E20 N21 W20 S21 $
FSP=[YR=2006;ORIG=-2,0] N10 W30 S10 E30 $
FOP=[YR=2006;ORIG=-27,44] S2 E7 N2 W7 $
PTR=[ORIG=0,0] E15 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 766.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 4,282 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,282

| 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 | 0 | 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