LOT 28
IN OR 1428/498
CONSERV ESMT PT OR 1299/53

SCHAFFER NATALIE P
87015 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

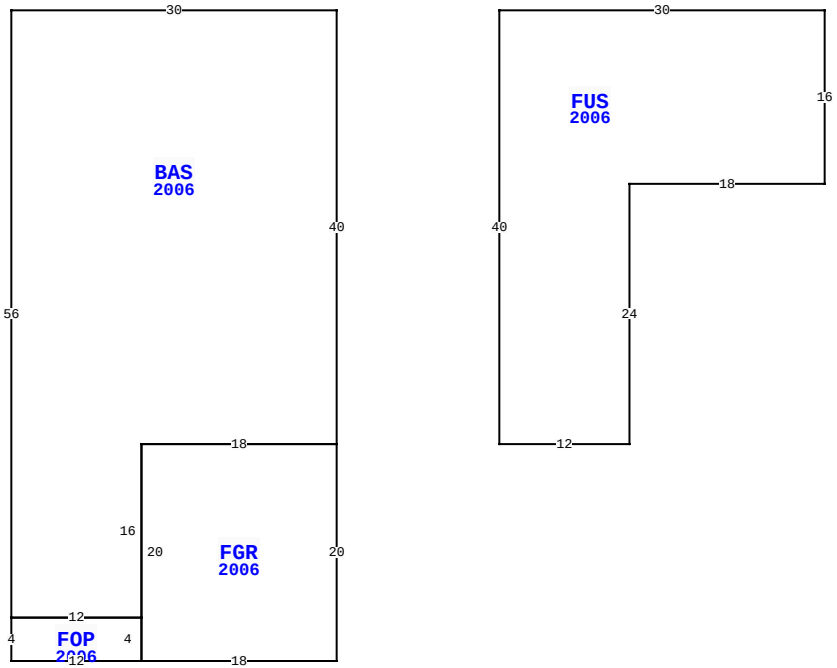
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,392	100	2006	1,392	135,805
FGR	360	55	2006	198	19,317
FOP	48	30	2006	14	1,366
FUS	768	100	2006	768	74,927
TOTALS	2,568			2,372	231,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	107.2120	107.21	254,302	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2160 HX Base Yr 2007



87015 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		231,415
TOTAL MARKET OB/XF VALUE		4,428
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		300,843
SOH/AGL Deduction		134,668
ASSESSED VALUE		166,175
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		110,453
TOTAL JUST VALUE		300,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15949	CO ISSUED	0	01/01/2006
B15949	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/0498	7/17/2006	WD	Q	I		208,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: SCHAFFER TRAVIS R &						
1324/0584	6/09/2005	WD	U	V	19	435,000
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S56 FOP=[YR=2006] S4 E12 FGR=[YR=2006] E18 N20 W18 S20$ N4 W12$ E12 N16 E18 N40$ PTR=E15 FUS=[YR=2006] E30 S16 W18 S24 W12 N40$ 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	675.00	SF	5.20	5.20	100	2006	2006	3	86	3,019	
2	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	2006	2006	3	86	1,409	

LAND DESCRIPTION

TOTAL OB/XF 4,428

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