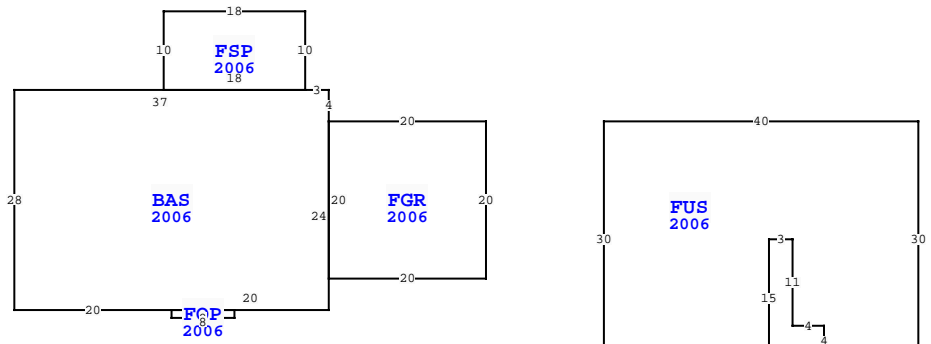


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,553	101.9520	101.95	260,278	2006	2006	0	0	0	8.80	91.20
1 SINGLE FAM - 0% - 0 Heated Area: 2259 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2006	1,120	104,136
FGR	400	55	2006	220	20,455
FOP	8	30	2006	2	186
FSP	180	40	2006	72	6,694
FUS	1,139	100	2006	1,139	105,902
<b>TOTALS</b>	<b>2,847</b>			<b>2,553</b>	<b>237,374</b>

QUALITY		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
03	Quality Level 03	0100	SINGLE FAMILY				4055.00
BLD DATE		XF DATE		INC DATE		LGL DATE	
04/04/2023						04/22/2025	
NW						MLU	

L N	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	0	0	0	831.00	SF 5.20	100	2006	2006	3	86	3,716	

EXTRA FEATURES												
87164 KIPLING DR, YULEE												
TOTAL OB/XF												
3,716												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY																								
PAGE 1 of 1																								
VALUATION SUMMARY																								
VALUATION BY										STANDARD														
Tax Group: 4										Tax Dist:														
BUILDING MARKET VALUE										237,374														
TOTAL MARKET OB/XF VALUE										3,716														
TOTAL LAND VALUE - MARKET										65,000														
TOTAL MARKET VALUE										306,090														
SOH/AGL Deduction										46,752														
ASSESSED VALUE										259,338														
TOTAL EXEMPTION VALUE										0														
BASE TAXABLE VALUE										259,338														
TOTAL JUST VALUE										306,090														
NCON VALUE										0														
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE										275,495														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18104	SCRN RM	3,000	10/31/2006
B0617278	PTO	1,800	01/01/2006
C16433	CO ISSUED	0	01/01/2006
B16433	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/1567	5/14/2013	WD	Q	I	02	130,000

GRANTOR: GUILARTE MAYRA C						
GRANTEE: AMERICAN HOMES 4 RE						
1419/1546 6/13/2006 WD Q I 222,200						
GRANTOR: MARONDA HOMES INC						
GRANTEE: NARVAEZ MAYRA CARID						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=2006] W20 BAS=[YR=2006] N4 W3 FSP=[YR=2006] N10 W18 S10 E18\$ W37 S28 E20 FOP=[YR=2006] S1 E8 N1 W8\$ E20 N24\$ S20 E20 N20\$ PTR=E15 FUS=[YR=2006] E40 S30 W12 N4 W4 N11 W3 S15 W21 N30\$ W15\$.												