

LOT 35
IN OR 2125/1899
BELLS RIVER ESTATE #1 PB 7/90

KOVACICH OWEN M & LISA MARIE
87132 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	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	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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		

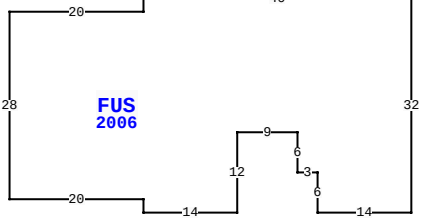
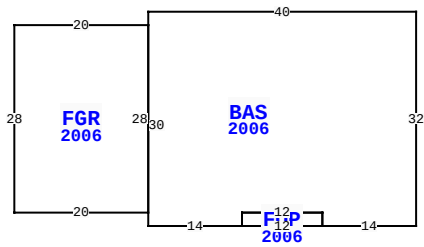
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2006	1,256	110,935
FGR	560	55	2006	308	27,204
FOP	24	30	2006	7	618
FUS	1,714	100	2006	1,714	151,389
TOTALS	3,554			3,285	290,146

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	805.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	951.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,285	97.0600	97.06	318,842	2006	2006	0	0	9.00	91.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 2970 HX Base Yr 2018												



87132 KIPLING DR, YULEE

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/22/2025
INC DATE			AG DATE	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	100	0	0	805.00	SF	5.20	5.20	100	2006	2006	3	86	3,600	
2	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2013	2013	3	68	29,478	
3	0845	KOOL DECK	0	100	0	0	951.00	SF	7.25	7.25	100	2013	2013	3	93	6,412	

TOTAL OB/XF										39,490							
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		290,146			
TOTAL MARKET OB/XF VALUE		39,490			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		394,636			
SOH/AGL Deduction		144,859			
ASSESSED VALUE		249,777			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		199,055			
TOTAL JUST VALUE		394,636			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		363,065			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326141	NEW CONSTR	0	05/01/2013
B1327061	SWIM POOL	32,809	04/01/2013
B18103	SCRN RM	3,000	10/31/2006
C0516408	CO ISSUED	0	03/01/2006
B0516408	NEW CONSTR	0	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2125/1899	6/09/2017	WD	Q	I	01	279,900	
GRANTOR: REWA BRENT L & KATHER							
GRANTEE: KOVACICH OWEN M & L							
1428/0452	7/17/2006	WD	Q	I		253,300	
GRANTOR: MARONDA HOMES INC							
GRANTEE: REWA BRENT L& KATHE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W40 S2 FGR=[YR=2006] W20 S28 E20 N28 \$ S30 E14 FOP=[YR=2006] E12 N2 W12 S2 \$ N2 E12S2 E14 N32 \$ PTR=E15 FUS=[YR=2006] E20 N2 E40 S32 W14 N6 W3 N6 W9 S12 W14 N2 W20 N28 \$ W15 \$.									

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