LOT 38
BELLS RIVER ESTATE #1 PB 7/90

AYARS BONNIE LEE L/E/
86905 WORTHINGTON DR
YULEE, FL 32097

2025

37-3N-27-0134-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

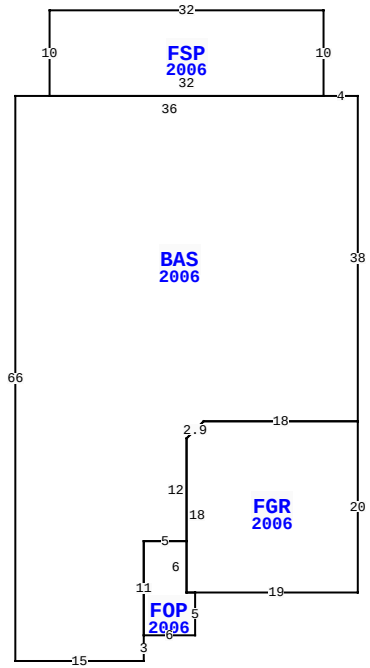
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2006	2,012	190,196
FGR	398	55	2006	219	20,703
FOP	60	30	2006	18	1,702
FSP	320	40	2006	128	12,100
TOTALS	2,790			2,377	224,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	103.8800	103.88	246,923	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 2012 HX Base Yr



87068 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	224,700
TOTAL MARKET OB/XF VALUE	3,779
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	293,479
SOH/AGL Deduction	45,618
ASSESSED VALUE	247,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,861
TOTAL JUST VALUE	293,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18106	SCRN RM	3,000	09/13/2006
C16284	CO ISSUED	0	09/13/2006
B16284	NEW CONSTR	0	09/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/1594	5/31/2023	LE	U	I	11	100
GRANTOR: AYARS BONNIE LEE						
GRANTEE: WALRATH JASON						
1909/1810	3/27/2014	WD	Q	I	01	155,000
GRANTOR: FERREIRA ELIANA M DE						
GRANTEE: AYARS CARL & BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 FSP=[YR=2006] N10 W32 S10 E32$ W36 S66 E15 N3 FOP=[YR=2006] E6 N5 FGR=[YR=2006] E19 N20 W18 D2 L2 S18 E1$ W1 N6 W5 S11$ N11 E5 N12 R2 U2 E18 N38$.

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	0	0	0	845.00	SF	5.20	5.20	100	2006	2006	3	86	3,779	

LAND DESCRIPTION

TOTAL OB/XF 3,779

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