LOT 39
IN OR 1471/1484
BELLS RIVER ESTATE #1 PB 7/90

GRIFFIN JOHN A & MARY J
87050 KIPLING DR
YULEE, FL 32097

2025

37-3N-27-0134-0039-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

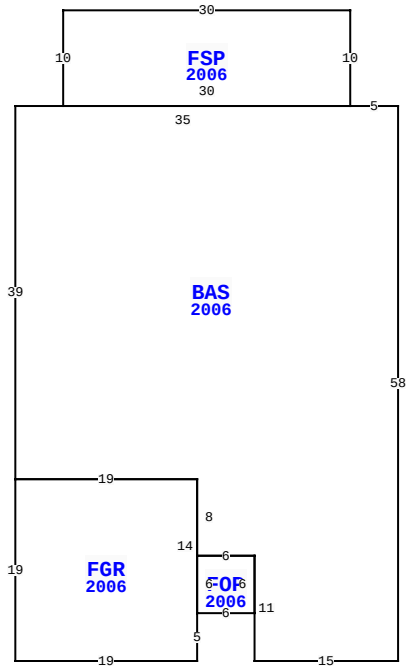
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	2006	1,893	180,635
FGR	361	55	2006	199	18,989
FOP	36	30	2006	11	1,049
FSP	300	40	2006	120	11,451
TOTALS	2,590			2,223	212,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	104.8600	104.86	233,104	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1893 HX Base Yr 2008



87050 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		212,125
TOTAL MARKET OB/XF VALUE		2,938
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,063
SOH/AGL Deduction		125,698
ASSESSED VALUE		154,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,643
TOTAL JUST VALUE		280,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18099	SCRN RM	3,000	10/31/2006
B0516362	CO ISSUED	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1484	1/16/2007	TD	Q	I		200,000
GRANTOR: PARRISH JOSEPH W & SH						
GRANTEE: GRIFFIN JOHN A & MA						
1436/1770	8/14/2006	WD	Q	I		198,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: PARRISH JOSEPH W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 FSP=[YR=2006] N10 W30 S10 E30$ W35 S39
FGR=[YR=2006] S19 E19 N5 FOP=[YR=2006] E6 N6 W6 S6$ N14 W19$
E19 S8 E6 S11 E15 N58$.

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	657.00	SF	5.20	5.20	100	2006	2006	3	86	2,938	

LAND DESCRIPTION

TOTAL OB/XF 2,938

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		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