LOT 40
BELLS RIVER ESTATE #1 PB 7/90

MALPHRUS BRADLEY J & CRYSTAL N
87040 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0040-0000

BUILDING CHARACTERISTICS

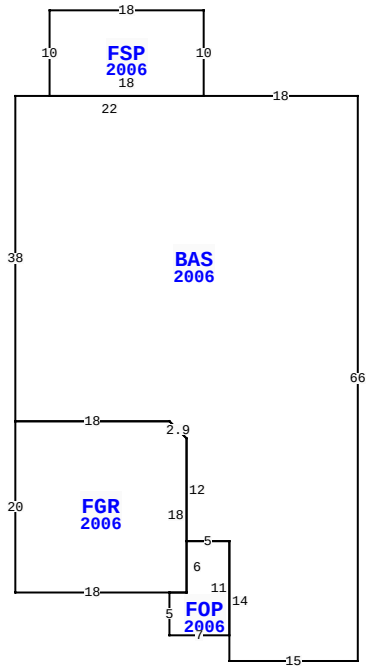
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,012	100	2006	2,012	206,112
FGR	398	55	2006	219	22,435
FOP	65	30	2006	20	2,049
FSP	180	40	2006	72	7,376
TOTALS	2,655			2,323	237,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	108.9760	108.98	253,161	2006	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2012 HX Base Yr 2023



87040 KIPLING DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,971
TOTAL MARKET OB/XF VALUE		3,470
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,441
SOH/AGL Deduction		24,945
ASSESSED VALUE		281,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,774
TOTAL JUST VALUE		306,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005958	ROOF	12,000	07/28/2020
B0617116	XFOB	1,500	09/01/2006
B17192	SCRN RM	3,000	10/01/2005
C0515851	CO ISSUED	0	10/01/2005
B0515851	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0830	7/25/2022	WD	Q	I	01	365,000
GRANTOR: COOPER KENDRICK B & J						
GRANTEE: MALPHRUS BRADLEY J						
2378/1159	7/22/2020	WD	Q	I	01	260,000
GRANTOR: BALL JONATHAN SIDNEY						
GRANTEE: COOPER KENDRICK B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FSP=[YR=2006] N10 W18 S10 E18$ W22 S38
FGR=[YR=2006] S20 E18 FOP=[YR=2006] S5 E7 N11 W5 S6 W2 $ E2
N18 L2 U2 W18$ E18 D2 R2 S12 E5 S14 E15 N66$.

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	776.00	SF	5.20	5.20	100	2006	2006	3	86	3,470	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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