LOT 41
BELLS RIVER ESTATE #1 PB 7/90

FOREMAN ASHLEY & MICHAEL
87028 KIPLING DRIVE
YULEE, FL 32097

2025

37-3N-27-0134-0041-0000

BUILDING CHARACTERISTICS

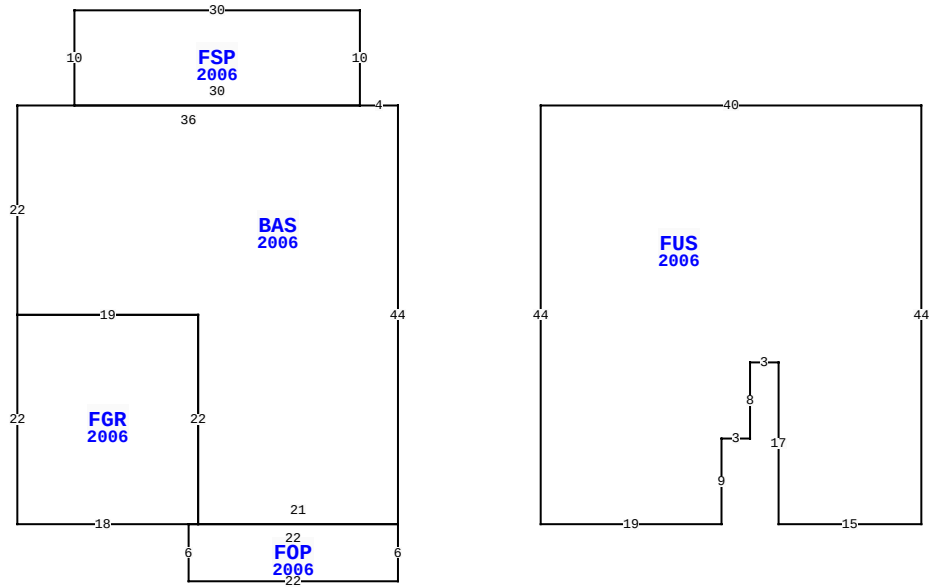
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,342	100	2006	1,342	122,574
FGR	418	55	2006	230	21,007
FOP	132	30	2006	40	3,654
FSP	300	40	2006	120	10,960
FUS	1,682	100	2006	1,682	153,628
TOTALS	3,874			3,414	311,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,414	100.3720	100.37	342,663	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3024 HX Base Yr 2022



87028 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,823
TOTAL MARKET OB/XF VALUE		3,417
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		380,240
SOH/AGL Deduction		43,789
ASSESSED VALUE		336,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,729
TOTAL JUST VALUE		380,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617119	SCRN RM	2,000	10/31/2006
B0617190	SCRN RM	3,000	10/01/2005
C0515852	CO ISSUED	0	10/01/2005
B0515852	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0635	2/03/2022	QC	U	I	11	100
GRANTOR: TROYER ASHLEY & MICHA						
GRANTEE: FOREMAN ASHLEY & MI						
2438/0784	2/26/2021	WD	Q	I	01	254,900
GRANTOR: MATHIEU SHELLI L						
GRANTEE: TROYER ASHLEY & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 FSP=[YR=2006] N10 W30 S10 E30$ W36 S22
FGR=[YR=2006] S22 E18 FOP=[YR=2006] S6 E22 N6 W22$ E1 N22
W19$ E19 S22 E21 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W15 N17
W3 S8 W3 S9 W19 N44$ W15$.

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	764.00	SF	5.20	5.20	100	2006	2006	3	86	3,417	

LAND DESCRIPTION

TOTAL OB/XF 3,417

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	000134	C	RES POND	100	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