LOT 3
BELLS RIVER ESTATE #1 PB 7/90

RABIT JESIKA JAS
212 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

37-3N-27-0134-0003-0000

BUILDING CHARACTERISTICS

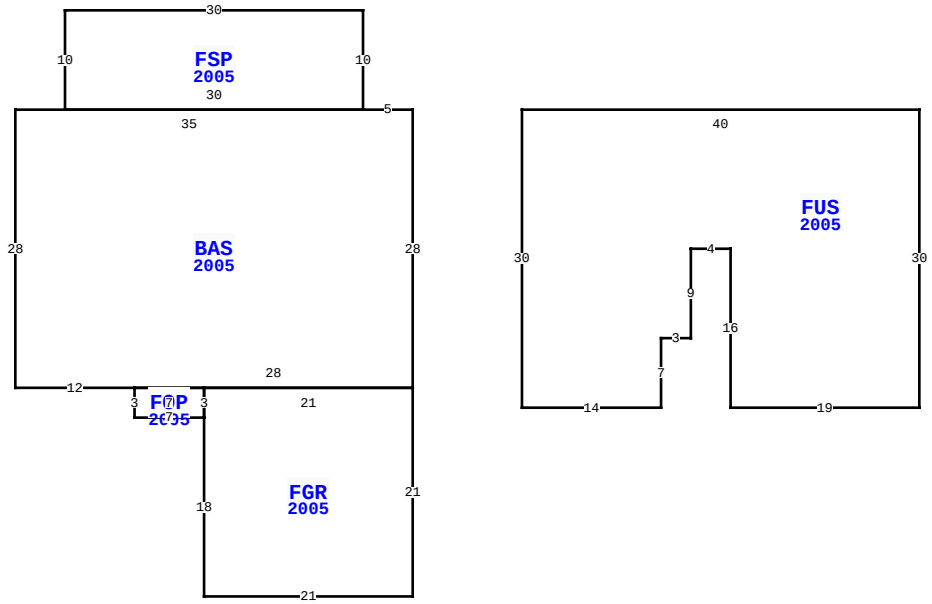
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,120	100	2005	1,120	114,509
FGR	441	55	2005	243	24,845
FOP	21	30	2005	6	614
FSP	300	40	2005	120	12,269
FUS	1,115	100	2005	1,115	113,998
TOTALS	2,997			2,604	266,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	108.1920	113.60	295,814	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2026 Heated Area: 2235 HX Base Yr



BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

87233 KIPLING DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,233
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	331,233
SOH/AGL Deduction	0
ASSESSED VALUE	331,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,233
TOTAL JUST VALUE	331,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1895	10/26/2005	WD	U	V	19	255,000
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						
9999/9999	8/29/2005	CN	Q	I		189,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: RABIT JESIKA JAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W5 W35 S28 E12 E28 N28 $
FUS=[YR=2005;ORIG=11,0] E40 S30 W19 N16 W4 S9 W3 S7 W14 N30 $
FGR=[YR=2005;ORIG=-21,31] S18 E21 N21 W21 S3 $
FSP=[YR=2005;ORIG=-5,0] N10 W30 S10 E30 $
FOP=[YR=2005;ORIG=-28,28] S3 E7 N3 W7 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS