LOT 6
IN OR 1380/855
BELLS RIVER ESTATE #1 PB 7/90

SERRA TIMOTHY JAY
87199 KIPLING DRIVE
YULEE, FL 32097

2026

37-3N-27-0134-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

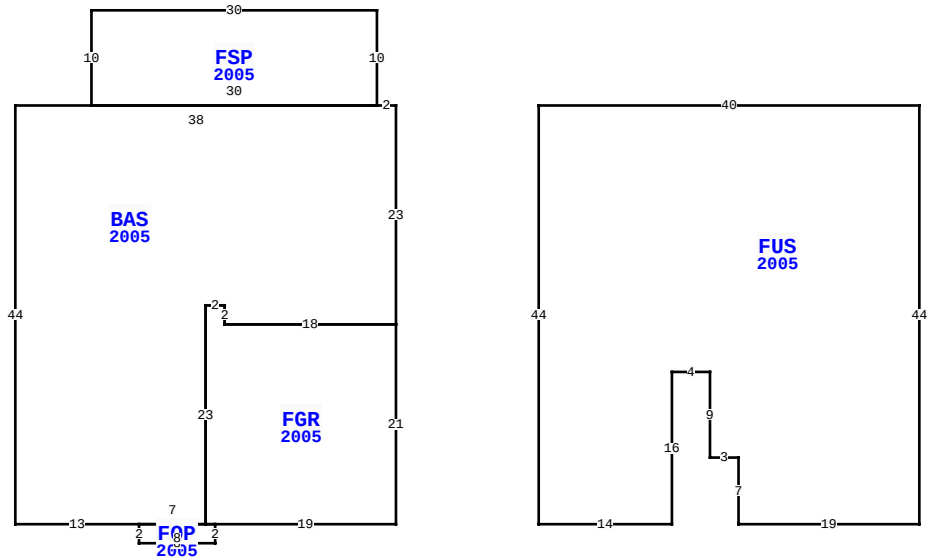
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,336	100	2005	1,336	122,537
FGR	424	55	2005	233	21,371
FOP	16	30	2005	5	459
FSP	300	40	2005	120	11,006
FUS	1,675	100	2005	1,675	153,629
TOTALS	3,751			3,369	309,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,369	97.0600	101.91	343,335	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 3011 HX Base Yr 2006



87199 KIPLING DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,002
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,002
SOH/AGL Deduction		166,576
ASSESSED VALUE		207,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,015
TOTAL JUST VALUE		374,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001678	REROOF	9,000	03/04/2020
B0515302	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0855	1/10/2006	WD	U	I	21	223,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: SERRA TIMOTHY JAY						
1361/1895	10/26/2005	WD	U	V	19	255,000
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 FSP=[YR=2005] N10 W30 S10 E30$ W38 S44 E13 FOP=[YR=2005] S2 E8 N2 FGR=[YR=2005] E19 N21 W18 N2 W2 S23 E1$ W8$ E7 N23 E2 S2 E18 N23$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N7 W3 N9 W4 S16 W14 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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