

HOWE EDWIN E & MAXINE B
87187 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	16	WD FR STUC 50			
Exterior Wall	17	CB STUCCO 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	1,120	100	2005	1,120	110,245
FGR	441	55	2005	243	23,919
FOP	21	30	2005	6	590
FSP	180	40	2005	72	7,088
FUS	1,115	100	2005	1,115	109,753
TOTALS	2,877			2,556	251,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,556	104.1600	109.37	279,550	2005	2005	0	0	10.00	90.00

1 SINGLE FAM 100% - 2012 Heated Area: 2235 HX Base Yr 2012

The floor plan shows a main rectangular building with several additions. Key areas are labeled: BAS 2005 (main body), FGR 2005 (garage), FOP 2005 (porch), FSP 2005 (screened porch), and FUS 2005 (back extension). Dimensions include 28'x40' for the main body, 21'x18' for the garage, and various smaller sections for porches and extensions.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,595	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		316,595	
SOH/AGL Deduction		139,732	
ASSESSED VALUE		176,863	
TOTAL EXEMPTION VALUE		HX HB SX	101,411
BASE TAXABLE VALUE		75,452	
TOTAL JUST VALUE		316,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001117	REROOF	13,000	02/12/2020
B15731	NEW CONSTR	0	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1729/0015	3/07/2011	WD	U	I	11	119,000

GRANTOR: AMTRUST REO I LLC
GRANTEE: HOWE EDWIN E & MAXI
1729/0001 3/07/2011 WD U I 12 17,214
GRANTOR: AMTRUST-NP SFR VENTUR
GRANTEE: AMTRUST REO I LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 FSP=[YR=2005] N10 W18 S10 E18\$ W35 S28
FGR=[YR=2005] S21 E21 N18 FOP=[YR=2005] E7 N3 W7 S3\$ N3 W21\$
E40 N28\$ PTR=E15 FUS=[YR=2005] E40 S30 W14 N7 W3 N9 W4 S16
W19 N30\$ W15\$.

LAND DESCRIPTION

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

TOTAL OB/XF

0

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