LOT 9
IN OR 1897/1950
BELLS RIVER ESTATE #1 PB 7/90

COX JONATHAN W &/DRUELLE ASHLEY D
87167 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0009-0000

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 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

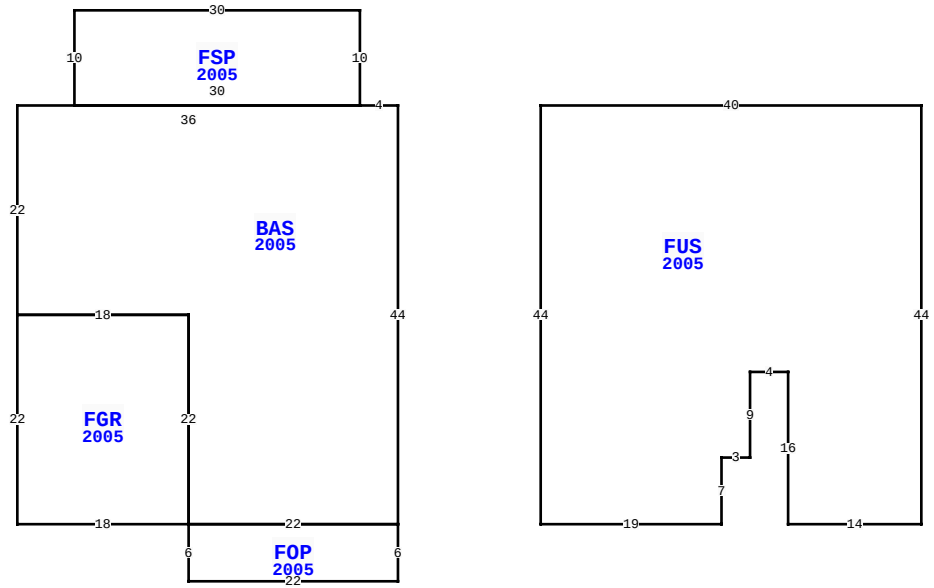
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2005	1,364	125,105
FGR	396	55	2005	218	19,994
FOP	132	30	2005	40	3,668
FSP	300	40	2005	120	11,006
FUS	1,675	100	2005	1,675	153,629
TOTALS	3,867			3,417	313,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,417	97.0600	101.91	348,226	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2015 Heated Area: 3039 HX Base Yr 2015



87167 KIPLING DR, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 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		313,403
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		378,403
SOH/AGL Deduction		172,005
ASSESSED VALUE		206,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,987
TOTAL JUST VALUE		378,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000751	REPAIR/RRF	8,525	01/23/2018
B15680	NEW CONSTR	0	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1897/1950	1/10/2014	WD	Q	I	01	169,000
GRANTOR: WILSON MARK A & DANYE						
GRANTEE: COX JONATHAN W & AS						
1395/0364	3/13/2006	WD	Q	I		223,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: WILSON MARK A & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W30 S10 E30$ W36 S22 FGR=[YR=2005] S22 E18 N22 W18$ E18 S22 FOP=[YR=2005] S6 E22 N6 W22$ E22 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W14 N16 W4 S9 W3 S7 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

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