LOT 11
BELLS RIVER ESTATE #1 PB 7/90

RESIDENTIAL HOME BUYER JACKSONVILLE LLC
MAYMONT HOMES C/O RYAN LLC, PO BOX 4900
SCOTTSDALE, AZ 85261

2026

37-3N-27-0134-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

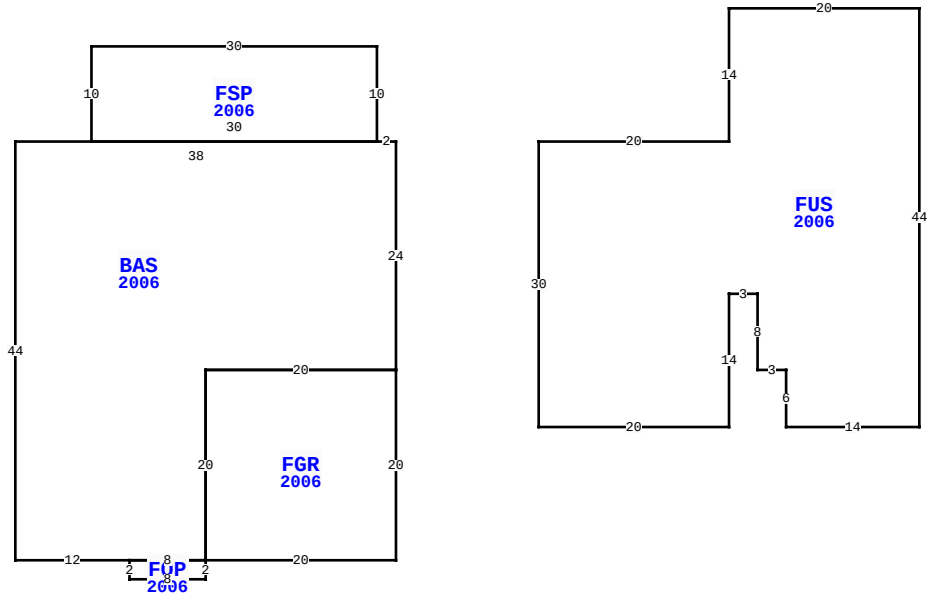
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	1,360	100	2006	1,360	128,410
FGR	400	55	2006	220	20,772
FOP	16	30	2006	5	472
FSP	300	40	2006	120	11,331
FUS	1,420	100	2006	1,420	134,075
TOTALS	3,496			3,125	295,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,125	99.3600	104.33	326,031	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2023 Heated Area: 2780 HX Base Yr



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

87009 KIP LN, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	295,058
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	360,058
SOH/AGL Deduction	0
ASSESSED VALUE	360,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,058
TOTAL JUST VALUE	360,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15733	NEW CONSTR	0	02/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/0335	9/29/2022	WD	Q	I	01	371,700
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: RESIDENTIAL HOME BU						
2564/1450	5/20/2022	WD	Q	I	01	369,000
GRANTOR: MEADOWS WILLIAM III &						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 FSP=[YR=2006] N10 W30 S10 E30$ W38 S44 E12 FOP=[YR=2006] S2 E8 N2 W8$ E8 FGR=[YR=2006] E20 N20 W20 S20$ N20 E20 N24$ PTR=E15 FUS=[YR=2006] E20 N14 E20 S44 W14 N6 W3 N8 W3 S14 W20 N30$ 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