LOT 13
BELLS RIVER ESTATE #1 PB 7/90

GOLDINGER LEE B & MARIJKE E
87001 KIP LN
YULEE, FL 32097

2026

37-3N-27-0134-0013-0000

BUILDING CHARACTERISTICS

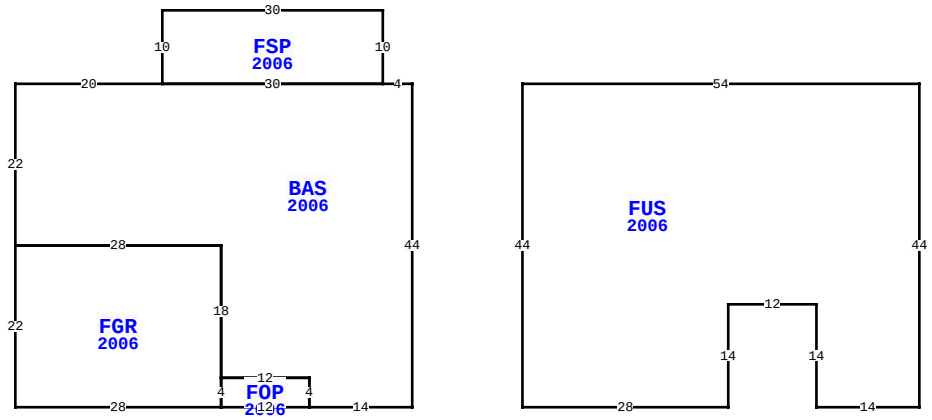
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	1,712	100	2006	1,712	155,323
FGR	616	55	2006	339	30,756
FOP	48	30	2006	14	1,271
FSP	300	40	2006	120	10,887
FUS	2,208	100	2006	2,208	200,324
TOTALS	4,884			4,393	398,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,393	95.4800	100.25	440,398	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2021 Heated Area: 3920 HX Base Yr 2021



87001 KIP LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,560
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		463,560
SOH/AGL Deduction		181,168
ASSESSED VALUE		282,392
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,981
TOTAL JUST VALUE		463,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16052	NEW CONSTR	0	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0138	8/26/2020	QC	U	I	11	175,500
GRANTOR: GOLDINGER KERRY R & S						
GRANTEE: GOLDINGER LEE B & M						
2183/1630	3/15/2018	WD	Q	I	01	260,000
GRANTOR: GERICK MARIA V & CHAR						
GRANTEE: GOLDINGER LEE & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=15,0] E54 S44 W14 N14 W12 S14 W28 N44 $
BAS=[YR=2006;ORIG=0,0] W4 W30 W20 S22 E28 S18 E12 S4 E14 N44 $
FGR=[YR=2006;ORIG=-54,22] S22 E28 N4 N18 W28 $
FSP=[YR=2006;ORIG=-4,0] N10 W30 S10 E30 $
FOP=[YR=2006;ORIG=-26,44] E12 N4 W12 S4 $
PTR=[ORIG=0,0] E15 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 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS