LOT 16
IN OR 1410/311
BELLS RIVER ESTATE #1 PB 7/90

GIORGIO VITO J & ELIZABETH K
87141 KIPLING DRIVE
YULEE, FL 32097

2026

37-3N-27-0134-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

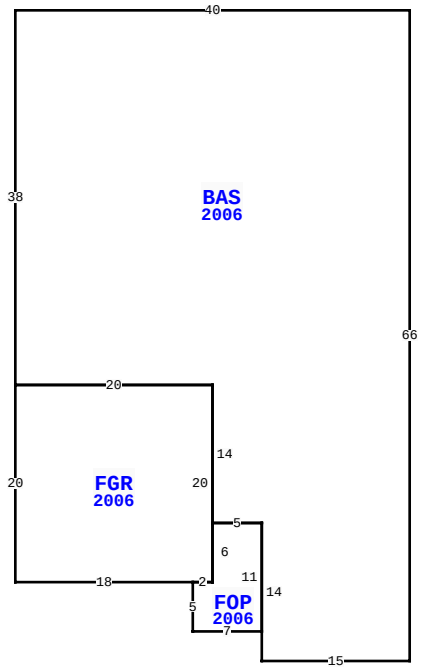
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,010	100	2006	2,010	198,404
FGR	400	55	2006	220	21,715
FOP	65	30	2006	20	1,974
TOTALS	2,475			2,250	222,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	103.8800	109.07	245,408	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2007 Heated Area: 2010 HX Base Yr 2007



87141 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		222,094
TOTAL MARKET OB/XF VALUE		58,049
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		345,143
SOH/AGL Deduction		143,127
ASSESSED VALUE		202,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,605
TOTAL JUST VALUE		345,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632762	SCRNENCL	17,856	07/01/2016
B1531378	SWIM POOL	38,000	11/01/2015
B0617115	SCRN RM	2,000	11/01/2006
B17191	SCRN RM	3,200	11/01/2006
C0516292	CO ISSUED	0	10/01/2005
B0516292	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0311	5/05/2006	WD	Q	I		206,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: GIORGIO VITO J & EL						
1316/1593	5/11/2005	WD	U	V	07	100
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES IN OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S38 FGR=[YR=2006] S20 E18 FOP=[YR=2006] S5 E7 N11 W5 S6 W2 $ E2N20 W20$ E20 S14 E5 S14 E15 N66$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
4	0911	SCRN RM A	0	100	0	0	792.00	SF	18.00	18.00	100	2018	2018	3	74	10,549	

LAND DESCRIPTION

TOTAL OB/XF 58,049

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