LOT 17
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

SHARRON FAMILY TRUST/SHARRON TIMOTHY J TRUSTEE
87131 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0017-0000

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 80
Interior Floo	08	SHT VINYL 20
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

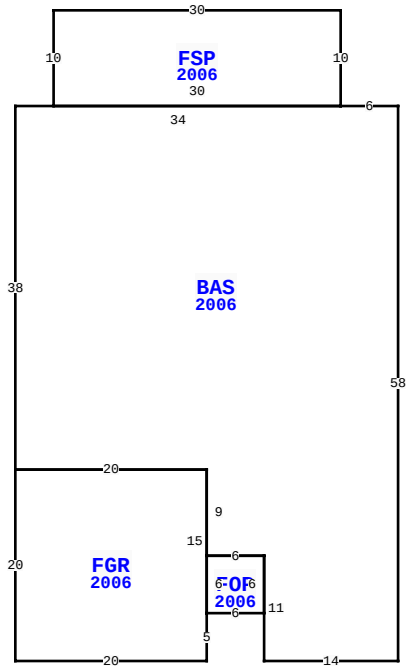
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2006	1,854	186,462
FGR	400	55	2006	220	22,126
FOP	36	30	2006	11	1,106
FSP	300	40	2006	120	12,069
TOTALS	2,590			2,205	221,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	105.8400	111.13	245,042	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2019 Heated Area: 1854 HX Base Yr 2019



87131 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		221,763
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,763
SOH/AGL Deduction		147,606
ASSESSED VALUE		139,157
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		82,746
TOTAL JUST VALUE		286,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617118	XFOB	2,000	02/23/2006
B17193	SCRN RM	3,000	02/23/2006
B15897	NEW CONSTR	223,200	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0500	9/09/2020	QC	U	I	11	100
GRANTOR: SHARRON TIMOTHY J & S						
GRANTEE: SHARRON FAMILY TRUS						
2221/1610	8/22/2018	WD	Q	I	02	214,000
GRANTOR: NORSTREM KELLI & KENN						
GRANTEE: SHARRON TIMOTHY JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W6 FSP=[YR=2006] N10 W30 S10 E30$ W34 S38
FGR=[YR=2006] S20 E20 N5 FOP=[YR=2006] E6 N6 W6 S6$ N15 W20$
E20 S9 E6 S11 E14 N58$.

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