LOT 18
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

POLLARD STORIE & HASSAUN
87121 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

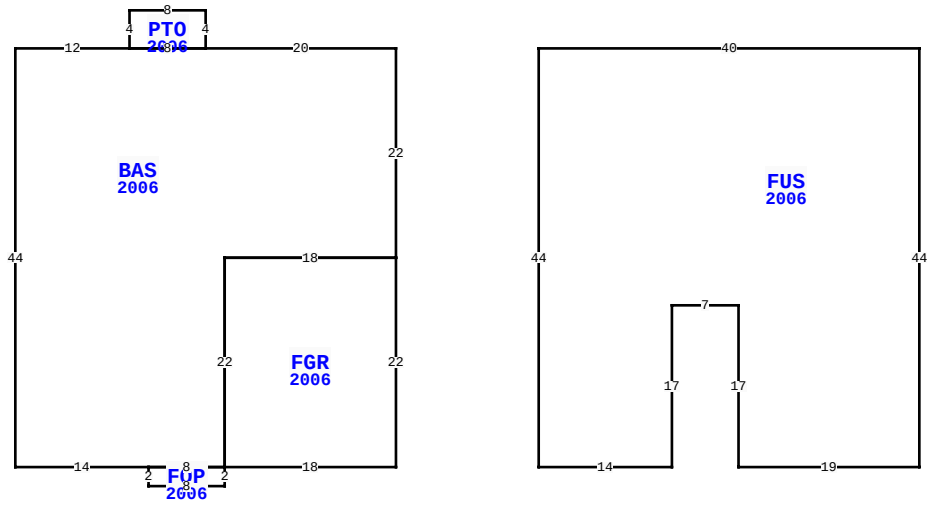
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2006	1,364	129,380
FGR	396	55	2006	218	20,678
FOP	16	30	2006	5	474
FUS	1,641	100	2006	1,641	155,654
PTO	32	5	2006	2	190
TOTALS	3,449			3,230	306,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,230	99.8200	104.81	338,536	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2021 Heated Area: 3005 HX Base Yr 2021



87121 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		306,375
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		371,375
SOH/AGL Deduction		123,114
ASSESSED VALUE		248,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,850
TOTAL JUST VALUE		371,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516296	CO ISSUED	0	10/01/2005
B0516296	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/1765	11/16/2020	WD	Q	I	01	275,000
GRANTOR: LASCHANSKY JEFFREY M						
GRANTEE: POLLARD STORIE M &						
2105/0910	3/06/2017	WD	Q	I	01	206,000
GRANTOR: CACCAMISE JOHN						
GRANTEE: LASCHANSKY JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=15,0] E40 S44 W19 N17 W7 S17 W14 N44 $
BAS=[YR=2006;ORIG=0,0] W20 W8 W12 S44 E14 E8 N22 E18 N22 $
FGR=[YR=2006;ORIG=-18,44] E18 U22R0 W18 S22 $
PTO=[YR=2006;ORIG=-20,0] N4 W8 S4 E8 $
FOP=[YR=2006;ORIG=-26,44] S2 E8 N2 W8 $
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 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