

WARDEN CURTIS
87105 KIPPLING DR
YULEE, FL 32097

37-3N-27-0134-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 50

Exterior Wall17CB STUCCO 50

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame03MASONRY 100

Stories2. 100

Units0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4055.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,12010020061,120114,841

FGR40055200622022,558

FOP243020067718

FUS1,11610020061,116114,431

PTO28520061102

TOTALS2,6882,464252,650

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDTDEPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,464107.9040113.30279,171200620060009.5090.50

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE252,650

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE317,650

SOH/AGL Deduction0

ASSESSED VALUE317,650

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE266,239

TOTAL JUST VALUE317,650

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE309,911

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2793/9635/22/2025WDQI01355,000

GRANTOR: ZARATE JUANA

GRANTEE: WARDEN CURTIS

2067/13448/05/2016SWUI12158,500

GRANTOR: J P MORGAN CHASE NA

GRANTEE: AVILA JAVIER ZARATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 PT0=[YR=2006] N4 W7 S4 E7\$ W19 S28 E12
FOP=[YR=2006] S3 E8 FGR=[YR=2006] S17 E20 N20 W20 S3\$ N3 W8\$
E28 N28\$ PTR=E15 FUS=[YR=2006] E40 S30 W20 N14 W4 S7 W4 S7
W12 N30\$ W15 \$.

87105 KIPLING DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/08/2026MLU