LOT 21
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

ZIMMERMAN JOSEPH FRANCIS III/WOLF JENNIFER ET AL
87095 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

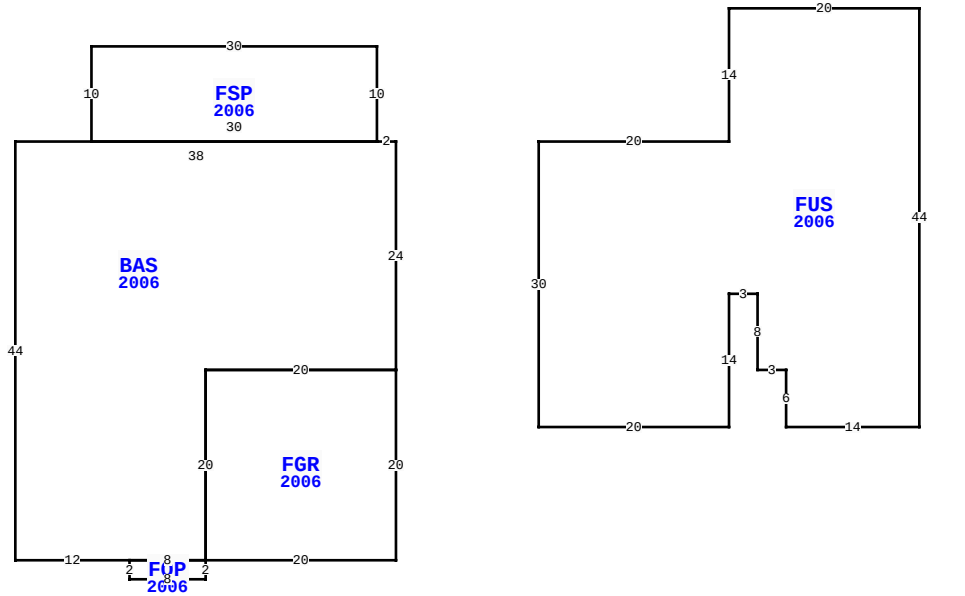
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,360	100	2006	1,360	127,696
FGR	400	55	2006	220	20,657
FOP	16	30	2006	5	470
FSP	300	40	2006	120	11,267
FUS	1,420	100	2006	1,420	133,329
TOTALS	3,496			3,125	293,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,125	98.8080	103.75	324,219	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2022 Heated Area: 2780 HX Base Yr 2022



87095 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		293,418
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		358,418
SOH/AGL Deduction		42,132
ASSESSED VALUE		316,286
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		259,875
TOTAL JUST VALUE		358,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18105	SCRN RM	3,000	10/31/2006
C0516359	CO ISSUED	0	08/22/2006
B0516359	NEW CONSTR	0	08/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2506/0475	10/15/2021	WD	Q	I	01	356,900
GRANTOR: BURT KENNETH & LAUREN						
GRANTEE: ZIMMERMAN JOSEPH F						
2108/1177	3/20/2017	WD	Q	I	02	226,000
GRANTOR: CAM XIVA TRUST						
GRANTEE: BURT KENNETH & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 FSP=[YR=2006] N10 W30 S10 E30$ W38 S44 E12 FOP=[YR=2006] S2 E8 N2 W8$ E8 FGR=[YR=2006] E20 N20 W20 S20$ N20 E20 N24$ PTR=E15 FUS=[YR=2006] E20 N14 E20 S44 W14 N6 W3 N8 W3 S14 W20 N30$ 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