LOT 29
BELLS RIVER ESTATE #1 PB 7/90

ANASTASIO KEVIN CHRISTOPHER
67 SONORA ST
ARDMORE, OK 73401

2026

37-3N-27-0134-0029-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

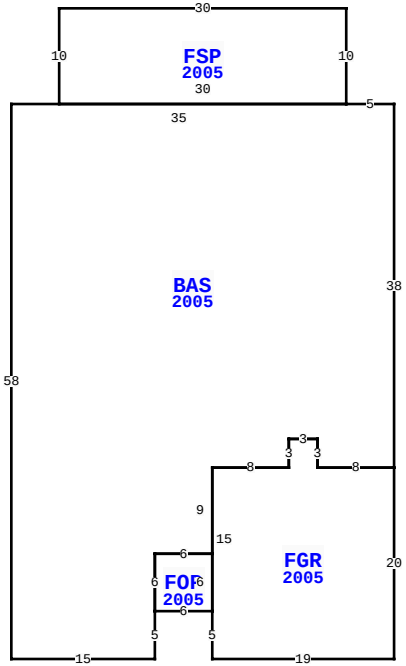
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	2005	1,865	184,803
FGR	389	55	2005	214	21,205
FOP	36	30	2005	11	1,090
FSP	300	40	2005	120	11,891
TOTALS	2,590			2,210	218,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,210	104.8600	110.10	243,321	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2023 Heated Area: 1865 HX Base Yr



87232 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	218,989
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	283,989
SOH/AGL Deduction	0
ASSESSED VALUE	283,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,989
TOTAL JUST VALUE	283,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515300	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2542/1953	2/28/2022	WD	Q	I	01	321,000
GRANTOR: RATHIBHAN BEBE S						
GRANTEE: ANASTASIO KEVIN CHR						
2489/1127	8/20/2021	WD	Q	I	01	255,000
GRANTOR: FUVICH LESLEY A ET AL						
GRANTEE: RATHIBHAN BEBE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 FSP=[YR=2005] N10 W30 S10 E30$ W35 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E19 N20 W8 N3 W3 S3 W8 S15$ N6 W6 S6$ N6 E6 N9 E8 N3 E3 S3 E8 N38$.

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	000134	C	RES POND	0	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