LOT 33
IN OR 2114/399
BELLS RIVER ESTATE #1 PB 7/90

BOSARGE LAWRENCE B & DIANA HARRIS
87186 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

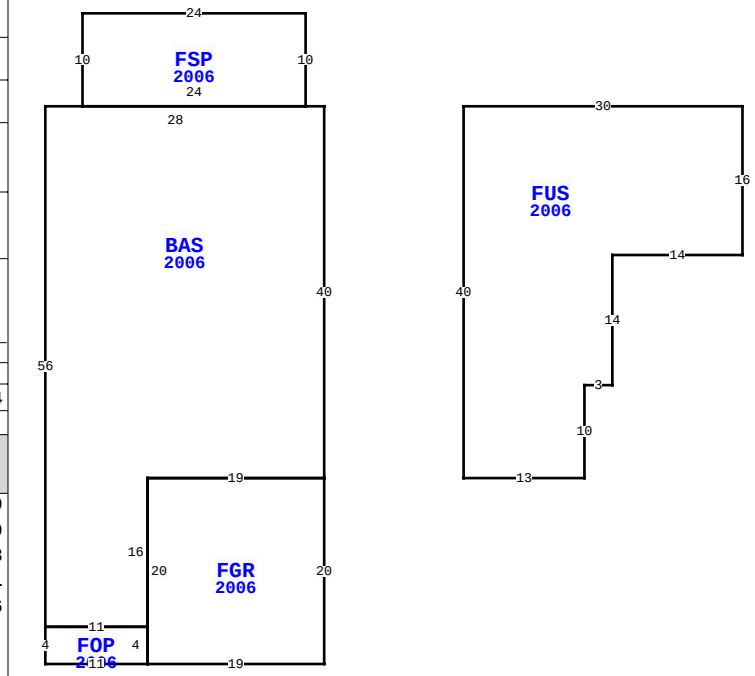
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,376	100	2006	1,376	137,329
FGR	380	55	2006	209	20,859
FOP	44	30	2006	13	1,298
FSP	240	40	2006	96	9,581
FUS	834	100	2006	834	83,236
TOTALS	2,874			2,528	252,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	105.0240	110.28	278,788	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2018 Heated Area: 2210 HX Base Yr 2018



87186 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		252,303
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,303
SOH/AGL Deduction		131,783
ASSESSED VALUE		185,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,109
TOTAL JUST VALUE		317,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15681	NEW CONSTR	0	01/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0399	4/10/2017	WD	Q	I	01	170,000
GRANTOR: BONACCHI LORENZO J &						
GRANTEE: BOSARGE LAWRENCE BR						
1572/0415	6/17/2008	WD	Q	I		180,000
GRANTOR: WEBER JOEY J & ERIKA						
GRANTEE: BONACCHI LORENZO J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 FSP=[YR=2006] N10 W24 S10 E24$ W28 S56
FOP=[YR=2006] S4 E11 FGR=[YR=2006] E19 N20 W19 S20$ N4 W11$
E11 N16 E19 N40$ PTR=E15 FUS=[YR=2006] E30 S16 W14 S14 W3 S10
W13 N40$ 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