LOT 35
IN OR 2125/1899
BELLS RIVER ESTATE #1 PB 7/90

KOVACICH OWEN M & LISA MARIE
87132 KIPLING DR
YULEE, FL 32097

2026

37-3N-27-0134-0035-0000

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		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

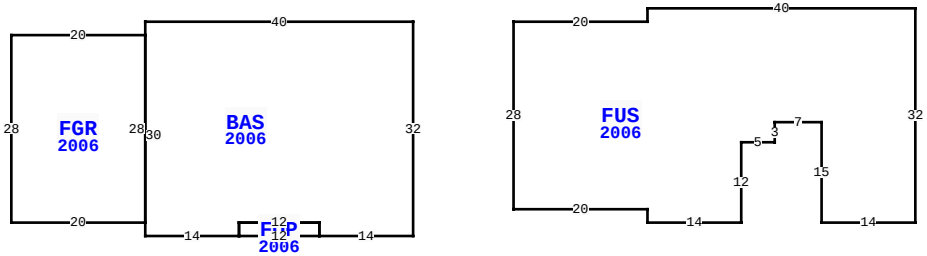
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4055.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2006	1,256	115,839
FGR	560	55	2006	308	28,406
FOP	24	30	2006	7	645
FUS	1,675	100	2006	1,675	154,483
TOTALS	3,515			3,246	299,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,246	97.0600	101.91	330,800	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2018 Heated Area: 2931 HX Base Yr 2018



87132 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		299,374
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		409,374
SOH/AGL Deduction		152,853
ASSESSED VALUE		256,521
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,110
TOTAL JUST VALUE		409,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326141	NEW CONSTR	0	05/01/2013
B1327061	SWIM POOL	32,809	04/01/2013
B18103	SCRN RM	3,000	10/31/2006
C0516408	CO ISSUED	0	03/01/2006
B0516408	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/1899	6/09/2017	WD	Q	I	01	279,900
GRANTOR: REWA BRENT L & KATHER						
GRANTEE: KOVACICH OWEN M & L						
1428/0452	7/17/2006	WD	Q	I		253,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: REWA BRENT L& KATHE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=15,0] E20 N2 E40 S32 W14 N15 W7 S3 W5 S12 W14 N2 W20 N28 $
BAS=[YR=2006;ORIG=0,0] W40 S2 S30 E14 N2 E12 S2 E14 N32 $
FGR=[YR=2006;ORIG=-40,2] W20 S28 E20 N28 $
FOP=[YR=2006;ORIG=-26,32] E12 N2 W12 S2 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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