

LOT 40
BELLS RIVER ESTATE #1 PB 7/90

MALPHRUS BRADLEY J & CRYSTAL N
87040 KIPLING DRIVE
YULEE, FL 32097

2026

37-3N-27-0134-0040-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	11	CLAY TILE 30			
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	2,012	100	2006	2,012	210,419
FGR	398	55	2006	219	22,904
FOP	65	30	2006	20	2,091
FSP	180	40	2006	72	7,530
TOTALS	2,655			2,323	242,944

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,323	110.0540	115.56	268,446	2006	2006	0	0	0	9.50	90.50	
1 SINGLE FAM 100% - 2023													
Heated Area: 2012													
HX Base Yr 2023													