

LOT 21  
IN OR 2057/83  
ESMT PT OR 1117/1699

TURNER JOSEPH G & BARBARA S  
86035 KENSINGTON CT  
YULEE, FL 32097

2023

51-3N-27-1626-0021-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                            |                      | MARKET ADJUSTMENTS         |             |                |                |             |                |           |           |             |         | NASSAU COUNTY PROPERTY |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|----------------------|----------------------------|-------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|------------------------|-----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                       | MDL                  | EFF. AREA                  | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 4          |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 20               | FACE BRICK 100 | 0100                       | 01                   | 1,591                      | 125.6640    | 113.41         | 180,435        | 2003        | 2008           | 0         | 0         | 10.50       | 89.50   | VALUATION BY STANDARD  |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2017 |                      |                            |             |                |                |             |                |           |           |             |         | Heated Area: 1337      |                 |            |                             |      |         |      |     |    |        |  |  | HX Base Yr 2017 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                            |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                            |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 90      |                            |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 10   |                            |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                     |                  |                | 05                         | Quality Level 05     |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0100                       | SINGLE FAMILY        |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                |                            | MKT AREA             |                            | 04          |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 4039.00                    |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA               | SUBAREA MARKET VALUE |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,337            | 100            | 1,337                      | 135,708              |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 434              | 55             | 239                        | 24,259               |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 28               | 30             | 8                          | 812                  |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                         | 140              | 5              | 7                          | 711                  |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,939                      |                      | 1,591                      | 161,489     |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                            |                      | 86035 KENSINGTON CT, YULEE |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | 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      |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 0811             | CONCRETE B     | 0                          | 100                  | 0                          | 0           | 889.00         | SF             | 5.20        | 5.20           | 100       | 2003      | 2003        | 3       | 84                     | 3,883           |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0940             | SHEDS/PORT     | 0                          | 100                  | 12                         | 16          | 192.00         | SF             | 30.00       | 30.00          | 100       | 2004      | 2004        | 3       | 24                     | 1,382           |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                            |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP                  | R D                        | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 000100           | C              | SFR                        | 100                  |                            | OR          | 0.00           | 0.00           | 1.00        | LT             |           | 1.00      | 1.00        | 1.00    | 80,000.00              | 80,000.00       | 80,000     |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/22/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS |                  |                |                            |                      |                            |             |                |                |             |                |           |           |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |