

LOT 22  
IN OR 2149/156  
ESMT PT OR 1117/1699

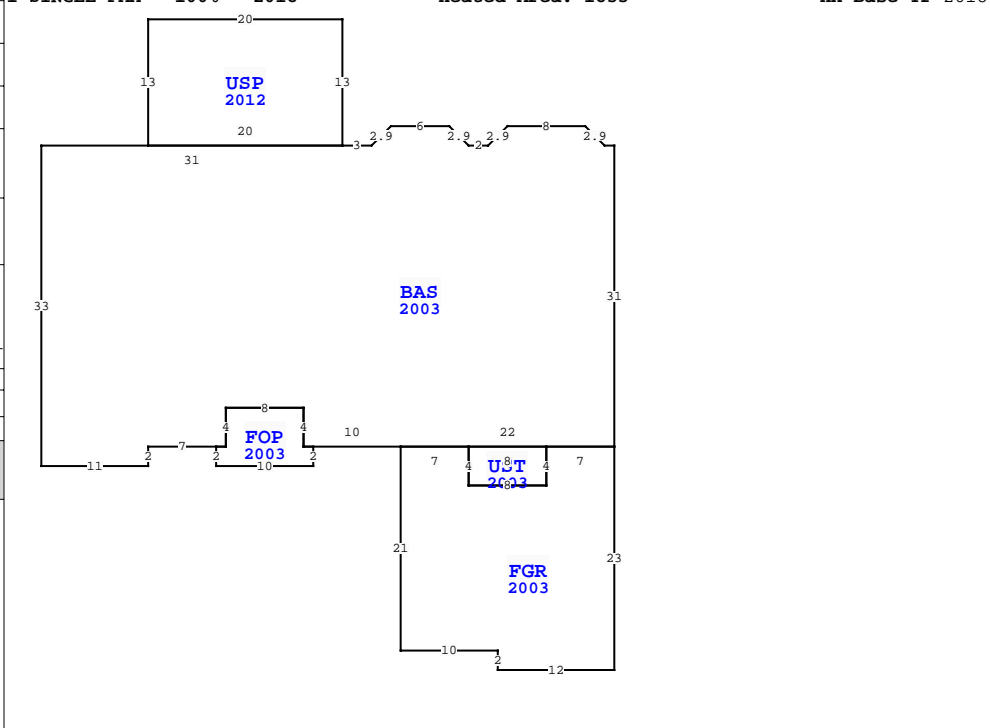
THOMPSON JASON EDWARD  
86053 KENSINGTON COURT  
YULEE, FL 32097

**2023**

51-3N-27-1626-0022-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,213	113.8368	102.74	227,364	2003	2008		0	0	6.60	93.40



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	1,855	100	1,855	178,005
FGR	454	55	250	23,990
FOP	52	30	16	1,535
USP	260	30	78	7,485
UST	32	45	14	1,343
TOTALS	2,653		2,213	212,358

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	1,587.00	SF	4.00	4.00	100	2003	2003	3	84	5,332	
2	0476	VF 6 SBPL	0	100	0	30.00	LF	32.00	32.00	100	2005	2005	3	69	662	

86053 KENSINGTON CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,358
TOTAL MARKET OB/XF VALUE			5,994
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			298,352
SOH/AGL Deduction			109,622
ASSESSED VALUE			188,730
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			138,730
TOTAL JUST VALUE			298,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009743	REPAIR/RRF	21,000	10/15/2020
B0413830	XFOB	2,397	10/01/2004
B0311496	NEW CONSTR	139,516	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0156	9/28/2017	TD	Q	I	01	220,000

GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: THOMPSON JASON EDWA						
2089/1118	12/19/2016	CT	U	I	18	135,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES												
BAS=[YR=2003] W1 U2 L2 W8 D2 L2 W2 U2 L2 W6 D2 L2 W3												
USP=[YR=2012] N13 W20 S13 E20\$ W31 S33 E11 N2 E7												
FOP=[YR=2003] S2 E10 N2 W1 N4 W8 S4 W1\$ E1 N4 E8 S4 E10												
FGR=[YR=2003] S21 E10 S2 E12 N23 W7 UST=[YR=2003] W8 S4 E8												
N4\$ S4 W8 N4 W7\$ E22 N31\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								