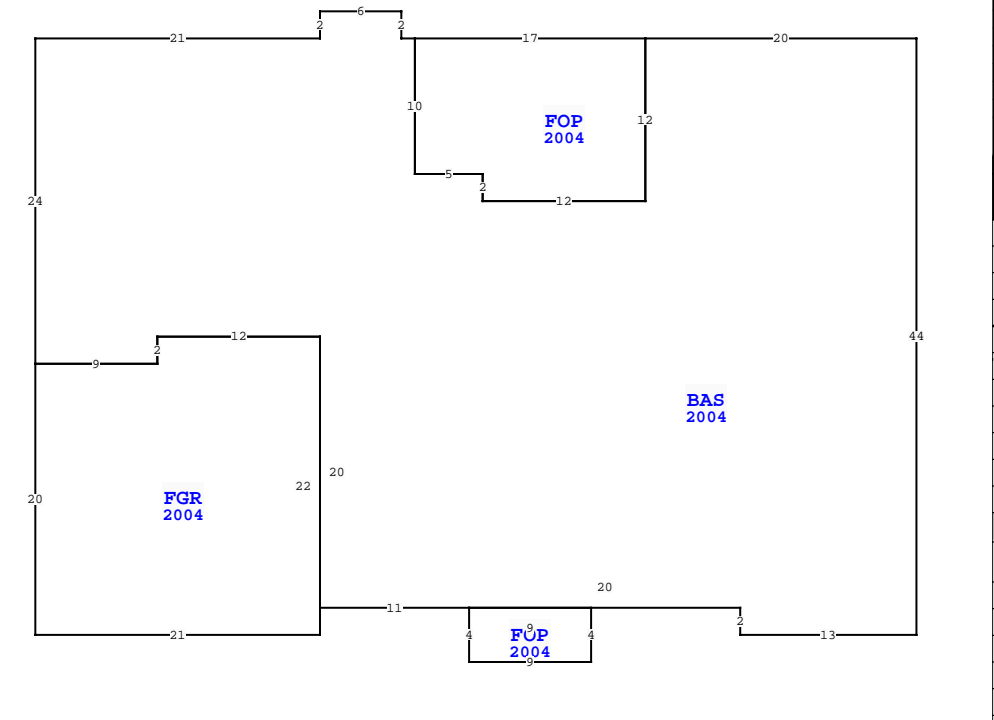


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
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	2,485	116.3712	105.03	261,000	2004	2004	0	0	8.55	91.45



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	2,172	100	2,172	208,620
FGR	444	55	244	23,436
FOP	36	30	11	1,056
FOP	194	30	58	5,571
TOTALS	2,846		2,485	238,684

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			238,684
TOTAL MARKET OB/XF VALUE			37,911
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			356,595
SOH/AGL Deduction			156,817
ASSESSED VALUE			199,778
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			149,778
TOTAL JUST VALUE			356,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003680	REPAIR/RRF	12,600	04/26/2017
R10503	REPAIR/RRF	300	06/01/2007
B0413062	ADDITION	8,800	06/01/2004
0311660	NEW CONSTR	154,813	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/1367	3/09/2004	WD	Q	I		182,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: ST CLAIR DANIEL D &						
1165/1397	8/26/2003	WD	U	V	19	23,500
GRANTOR: PAGE HILL ASSOCIATES						
GRANTEE: HALLMARK HOMES INC						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0861	POOL GUNIT	0	100	32	512.00	SF	85.00	85.00	100	2004	2004	3	40	17,408	
3	0855	CONC PAVER	0	100	0	808.00	SF	10.00	10.00	100	2004	2004	3	86	6,949	
4	0877	JACUZZI	0	100	0	1.00	UT	1,100.00	1,100.00	100	2004	2004	3	24	264	
5	0910	SCRN RM L	0	100	44	1,320.00	SF	15.00	15.00	100	2004	2004	3	24	4,752	
6	0812	CONCRETE C	0	100	0	1,437.00	SF	4.00	4.00	100	2004	2004	3	86	4,943	
7	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	

86093 KENSINGTON CT, YULEE												BLD DATE	LGL DATE
												XF DATE	LAND DATE
												INC DATE	AG DATE
												TOTAL OB/XF 37,911	

BUILDING NOTES											
BAS=[YR=2004] W20 FOP=[YR=2004] W17 S10 E5 S2 E12 N12\$ S12 W12 N2 W5 N10 W1 N2 W6 S2 W21 S24 FGR=[YR=2004] S20 E21 N22 W12 S2 W9\$ E9 N2 E12 S20 E11 FOP=[YR=2004] S4 E9 N4 W9\$ E20 S2 E13 N44\$ .											

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							