LOT 25
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

CAMPBELL-BECKHAM JULIE L &/BECKHAM THOMAS C
86104 KENSINGTON CT
YULEE, FL 32097

2023

51-3N-27-1626-0025-0000

BUILDING CHARACTERISTICS

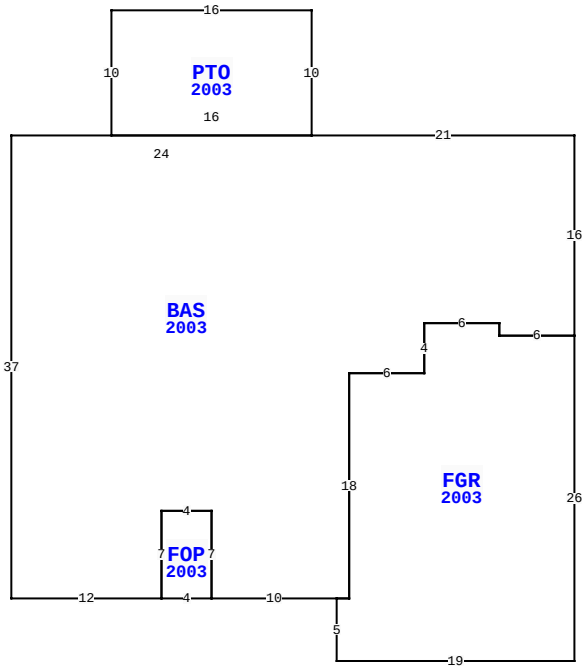
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,271	100	1,271	130,759
FGR	461	55	254	26,131
FOP	28	30	8	823
PTO	160	5	8	823
TOTALS	1,920		1,541	158,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	122.9712	110.98	171,020	2003	2008	0	0	0	7.30	92.70

1 SINGLE FAM – 100% - 2004 Heated Area: 1271 HX Base Yr 2004



86104 KENSINGTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,536
TOTAL MARKET OB/XF VALUE		25,834
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		272,370
SOH/AGL Deduction		142,758
ASSESSED VALUE		129,612
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,612
TOTAL JUST VALUE		272,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615526	REPAIR/RRF	2,000	11/01/2016
B23625	GARAGE	29,228	05/01/2010
B0311465	NEW CONSTR	98,082	07/01/2003
B0310801	NEW CONSTR	184,276	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/0181	4/21/2022	QC	U	I	11	100
GRANTOR: CAMPBELL JULIE						
GRANTEE: CAMPBELL-BECKHAM JU						
1198/0736	12/30/2003	WD	Q	I		116,300
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: CAMPBELL JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 PTO=[YR=2003] N10 W16 S10 E16$ W24 S37 E12
FOP=[YR=2003] E4 N7 W4 S7$ N7 E4 S7 E10 FGR=[YR=2003] S5 E19
N26 W6 N1 W6 S4 W6 S18 W1$ E1 N18 E6 N4 E6 S1 E6 N16$.

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
1	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	2003	2003	3	84	3,464	
2	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2004	2004	3	66	634	
3	0940	SHEDS/PORT	0	100	4	8	32.00	SF	30.00	30.00	100	2010	2010	3	50	480	
4	0510	GARAGE WD-	0	100	0	0	768.00	SF	35.00	35.00	100	2010	2010	3	64	17,203	
5	0351	CARPORT MT	0	100	12	14	168.00	SF	20.00	20.00	100	2010	2010	3	50	1,680	
6	0351	CARPORT MT	0	100	20	13	260.00	SF	10.00	10.00	100	2011	2011	3	55	1,430	
7	0810	CONCRETE A	0	100	12	13	156.00	SF	6.50	6.50	100	2011	2011	3	93	943	

LAND DESCRIPTION

TOTAL OB/XF 25,834

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.10	80,000.00	88,000.00	88,000							

REVIEW DATE 02/22/2018 BY SBX Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS