

ANDERSON ELIZABETH/KIRBY ROBERT B
86054 KENSINGTON CT
YULEE, FL 32097

51-3N-27-1626-0027-0000

[illegible]

ANDERSON ELIZABETH/KIRBY ROBERT B
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BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

10

STEEL FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

07

NONE 100

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame Stories

05

STEEL 100

1.

1. 100

Units Occupancy

0 100

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

875

100

875

17,827

FOP

250

30

75

1,528

TOTALS

1,125

950

19,355

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

LAND DESCRIPTION

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

950

59.4000

20.79

19,750

2020

2020

0

0

2.00

98.00

2 GARAGE RES - 100% - 2021

Heated Area: 875

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

86054 KENSINGTON CT, YULEE

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

215,316

3,556

80,000

298,872

61,129

237,743

50,000

187,743

298,872

0

240,507

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2310/0529

8/16/2019

WD

U

I

11

100

GRANTOR: KRAVDA JANET A

GRANTEE: ANDERSON ELIZABETH

2298/0779

8/16/2019

WD

Q

I

01

240,000

GRANTOR: KVARDA JANET A

GRANTEE: ANDERSON ELIZABETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S35 FOP=[YR=2020] S10 E25 N10 W25\$ E25 N35\$.

REVIEW DATE

12/15/2020

BY

NW

Total Acres: 0.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

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