

LOT 29
IN OR 1381/1514 & OR 1411/1512
IN OR 1735/924

GREESON STEPHEN & ELIZABETH
86018 KENSINGTON COURT
YULEE, FL 32097

2023

51-3N-27-1626-0029-0000



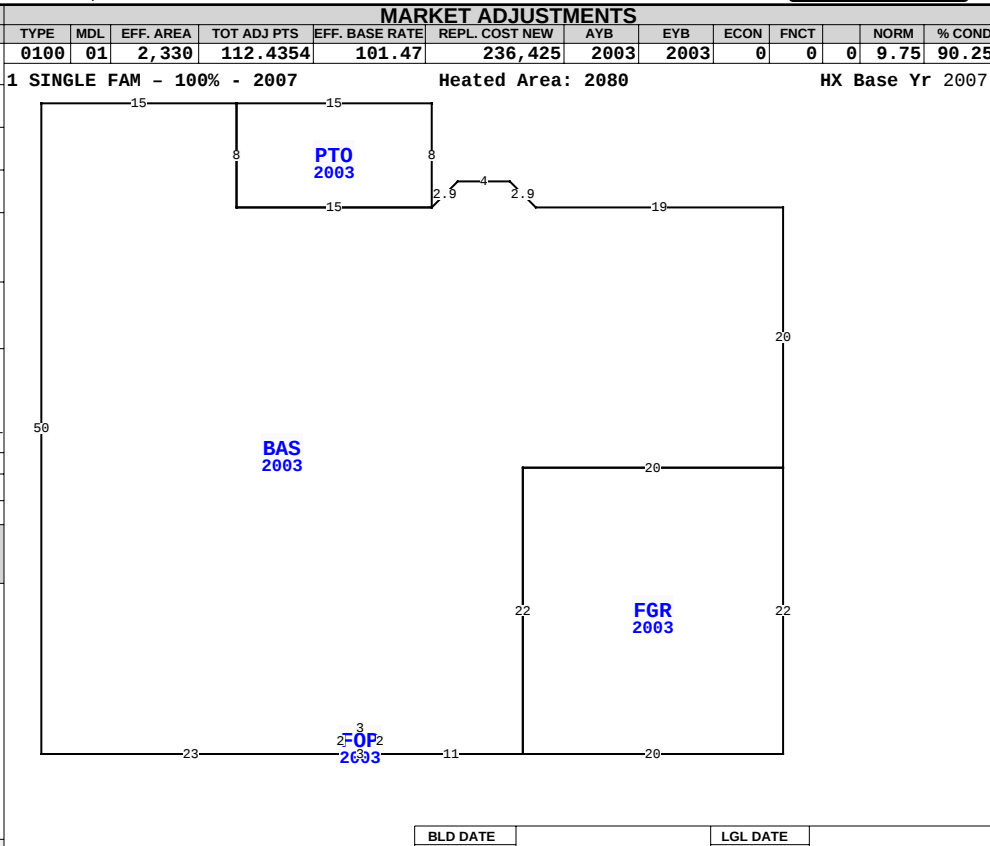
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	2,080	100	2,080	190,480
FGR	440	55	242	22,162
FOP	6	30	2	183
PTO	120	5	6	550
TOTALS	2,646		2,330	213,374

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	954.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



86018 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	213,374		
TOTAL MARKET OB/XF VALUE	7,247		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	300,621		
SOH/AGL Deduction	146,924		
ASSESSED VALUE	153,697		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	103,697		
TOTAL JUST VALUE	300,621		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	236,441		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036320	NEW CONSTR	0	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1735/0924	4/26/2011	QC	U	I	11
GRANTOR: HAWTHORNE MICHAEL & J					SALE PRICE
GRANTEE: GREESON STEPHEN & E					100
1411/1514	5/12/2006	QC	U	I	07
GRANTOR: GREESON STEPHEN ETAL					100
GRANTEE: GREESON STEPHEN ETA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W19 L2 U2 W4 D2 L2 PTO=[YR=2003] N8 W15 S8 E15\$ W15 N8 W15 S50 E23 FOP=[YR=2003] E3 N2 W3 S2\$ N2 E3 S2 E11 FGR=[YR=2003] E20 N22 W20 S22\$ N22 E20 N20\$.											