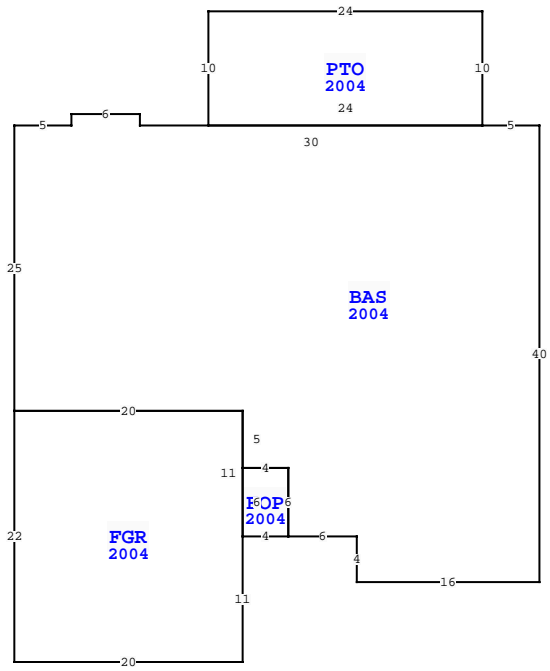


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 90			
Interior Floo	08 SHT VINYL 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR 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	1,482	100	1,482	182,142
FGR	440	55	242	29,742
FOP	24	30	7	860
PTO	240	5	12	1,475
TOTALS	2,186		1,743	214,219

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,743	118.8000	135.43	236,054	2004	2004	0	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1482 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,219
TOTAL MARKET OB/XF VALUE			4,324
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			298,543
SOH/AGL Deduction			86,712
ASSESSED VALUE			211,831
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			161,831
TOTAL JUST VALUE			298,543
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007547	ADDITION	14,768	06/09/2021
17009351	REPAIR/RRF	11,000	10/23/2017
E0412287	NEW CONSTR	3,500	01/01/2004
B0312128	NEW CONSTR	109,166	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0662	7/29/2015	QC	U	I	11	100
GRANTOR: TREJBAL PETR						
GRANTEE: MELICHOVA GABRIELA						
1584/0132	9/05/2008	WD	Q	I		161,998
GRANTOR: PENA-OJEDA GLORIA						
GRANTEE: REJBAL PETR & GABRI						

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	0811	CONCRETE B	0	100	0	0		6.24	6.24	100	2004	2004	3	84	4,324	

TOTAL OB/XF													4,324				
86017 KENSINGTON CT, YULEE																	

BUILDING NOTES												
BAS=[YR=2004] W5 PTO=[YR=2004] N10 W24 S10 E24\$ W30 N1 W6 S1 W5 S25 FGR=[YR=2004] S22 E20 N11 FOP=[YR=2004] E4 N6 W4 S6\$ N11 W20\$ E20 S5 E4 S6 E6 S4 E16 N40\$.												

LAND DESCRIPTION													TOTAL OB/XF					4,324						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							