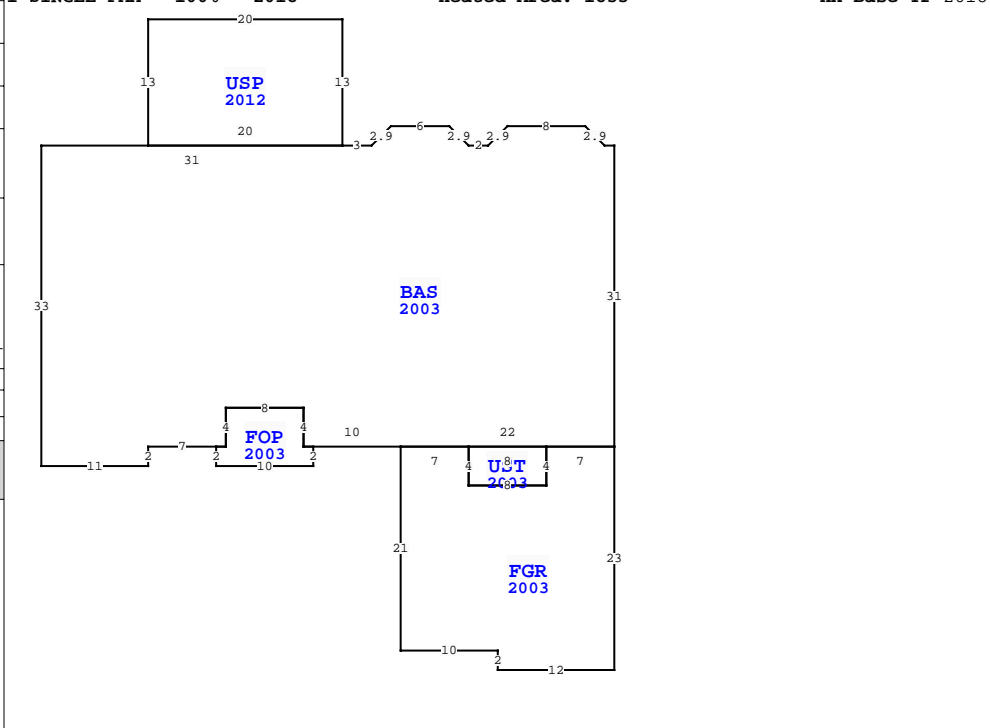


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,213	113.8368	129.77	287,181	2003	2008	0	0	7.10	92.90



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			266,791
TOTAL MARKET OB/XF VALUE			7,083
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			353,874
SOH/AGL Deduction			159,482
ASSESSED VALUE			194,392
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			144,392
TOTAL JUST VALUE			353,874
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,352

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	1,855	100	1,855	223,632
FGR	454	55	250	30,140
FOP	52	30	16	1,929
USP	260	30	78	9,403
UST	32	45	14	1,688
TOTALS	2,653		2,213	266,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009743	REPAIR/RRF	21,000	10/15/2020
B0413830	XFOB	2,397	10/01/2004
B0311496	NEW CONSTR	139,516	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0156	9/28/2017	TD	Q	I	01	220,000

EXTRA FEATURES

86053 KENSINGTON CT, YULEE

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

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	0812	CONCRETE C	0	100	0	0		1,587.00	SF	4.80				4.80	100	2003	2003	3	83	6,323	
2	0476	VF 6 SBPL	0	100	0	0		30.00	LF	38.40				38.40	100	2005	2005	3	66	760	

GRANTOR: FLORIDA LAND TRUST NO	
GRANTEE: THOMPSON JASON EDWA	
2089/1118	12/19/2016 CT U I 18 135,100
GRANTOR: CLERK OF COURT	
GRANTEE: FLORIDA LAND TRUST	

BUILDING NOTES	
BAS=[YR=2003] W1 U2 L2 W8 D2 L2 W2 U2 L2 W6 D2 L2 W3	
USP=[YR=2012] N13 W20 S13 E20\$ W31 S33 E11 N2 E7	
FOP=[YR=2003] S2 E10 N2 W1 N4 W8 S4 W1\$ E1 N4 E8 S4 E10	
FGR=[YR=2003] S21 E10 S2 E12 N23 W7 UST=[YR=2003] W8 S4 E8 N4\$ S4 W8 N4 W7\$ E22 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF														7,083								
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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							