



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 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

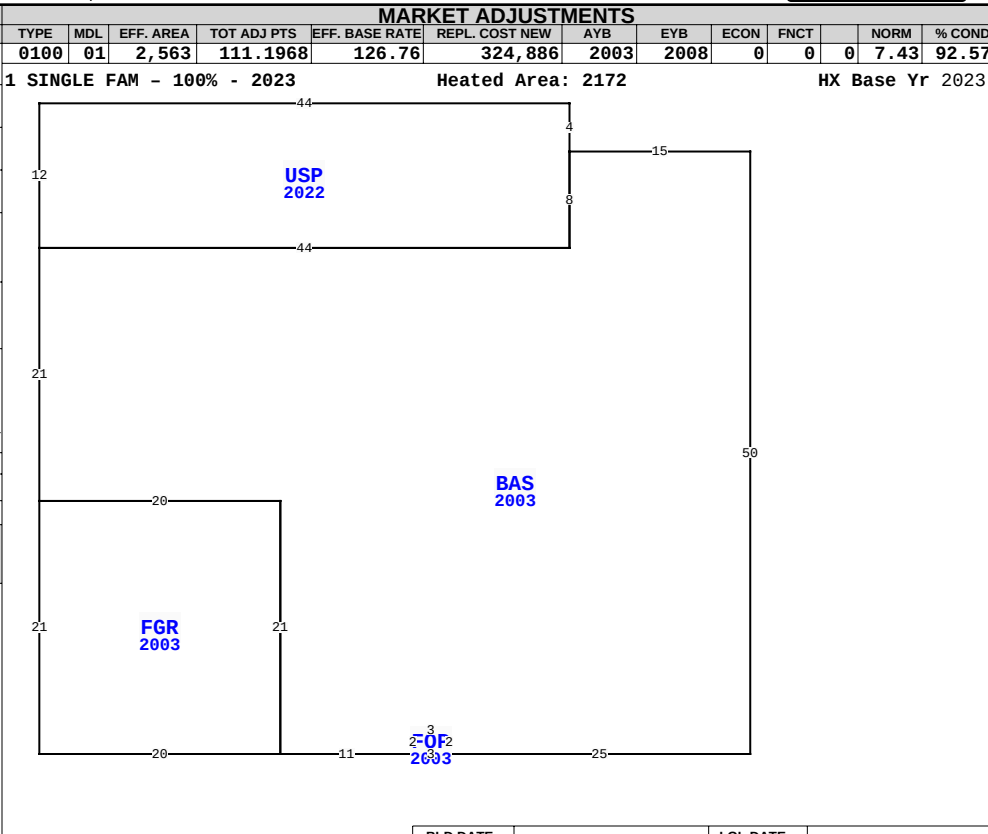
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	254,867
FGR	420	55	231	27,106
FOP	6	30	2	235
USP	528	30	158	18,540

TOTALS	3,126	2,563	300,747
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	888.00	SF	6.24
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00
3	0811	CONCRETE B	0	100	0	0	484.00	SF	6.24



86081 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	0811	CONCRETE B	0	100	0	0	888.00	SF	6.24	6.24	100	2003	2003	3	83	4,599	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2003	2003	3	87	3,654	
3	0811	CONCRETE B	0	100	0	0	484.00	SF	6.24	6.24	100	2010	2010	3	91	2,748	

LAND DESCRIPTION										TOTAL OB/XF										11,001	
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	L VA				
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					

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						316,524
TOTAL MARKET OB/XF VALUE						11,001
TOTAL LAND VALUE - MARKET						80,000
TOTAL MARKET VALUE						407,525
SOH/AGL Deduction						92,299
ASSESSED VALUE						315,226
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						265,226
TOTAL JUST VALUE						407,525
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						341,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004955	ADDITION	16,167	03/31/2022
21017046	ADDITION	49,228	12/09/2021
P036364	NEW CONSTR	0	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1130	7/19/2021	WD	Q	I	01	305,000
GRANTOR: LITTLE DENNIS M JR &						
GRANTEE: JONES PETER J JR &						
1928/0357	7/15/2014	WD	Q	I	02	185,500
GRANTOR: BRUX JERAMY J & ALICI						
GRANTEE: LITTLE DENNIS M JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W15 USP=[YR=2022] N4 W44 S12 E44 N8 \$ S8 W44 S21 FGR=[YR=2003] S21 E20 N21 W20 \$ E20 S21 E11 FOP=[YR=2003] E3 N2 W3 S2 \$ N2 E3 S2 E25 N50 \$.									

JONES PETER J JR & CARRIE A
86081 KENSINGTON CT
YULEE, FL 32097

2024



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