

LOT 24
IN OR 1213/1367
ESMT PT OR 1117/1699

ST CLAIR DANIEL D & WANDA F
86093 KENSINGTON COURT
YULEE, FL 32097

2024

51-3N-27-1626-0024-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
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

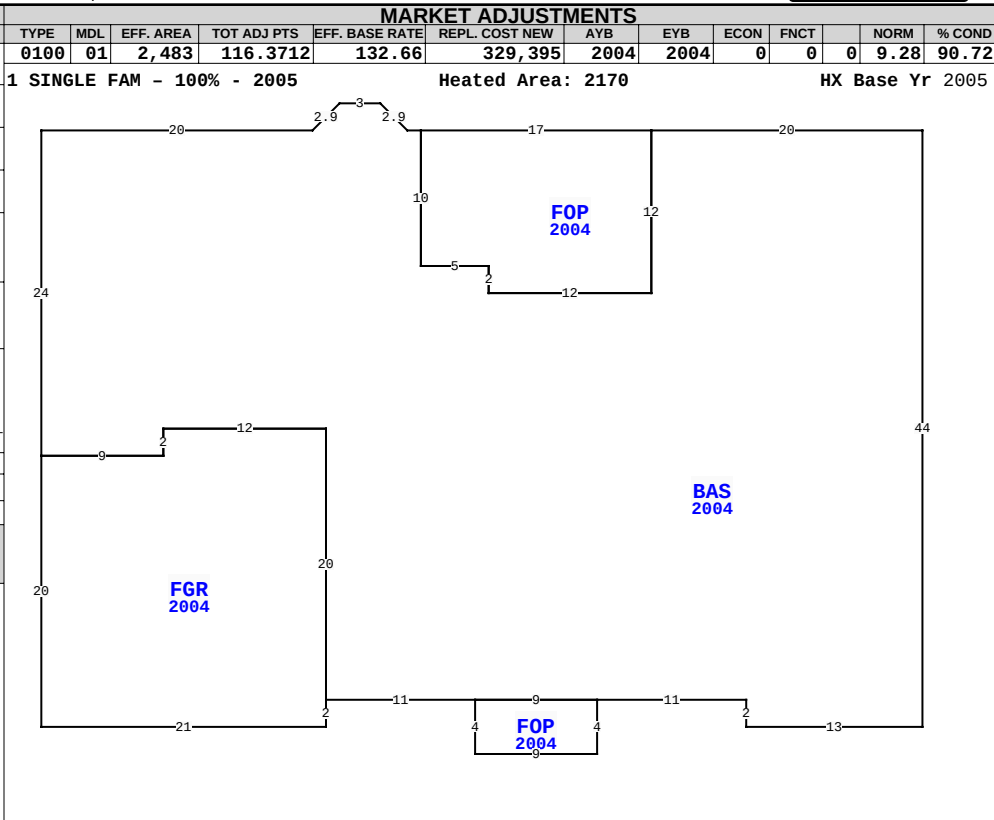
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2,170	261,157
FGR	444	55	244	29,365
FOP	36	30	11	1,324
FOP	194	30	58	6,980

TOTALS	2,844	2,483	298,827
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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	4,200.00	4,200.00	
2	0861	POOL GUNIT	0	100	32	16	512.00	SF	102.00	102.00	
3	0855	CONC PAVER	0	100	0	0	808.00	SF	12.00	12.00	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,320.00	1,320.00	
5	0911	SCRN RM A	0	100	44	30	1,320.00	SF	21.00	21.00	
6	0812	CONCRETE C	0	100	0	0	1,437.00	SF	4.80	4.80	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00	2,400.00	

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



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

86093 KENSINGTON CT, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,827	
TOTAL MARKET OB/XF VALUE		43,352	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		422,179	
SOH/AGL Deduction		216,408	
ASSESSED VALUE		205,771	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		155,771	
TOTAL JUST VALUE		422,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003680	REPAIR/RRF	12,600	04/26/2017
R10503	REPAIR/RRF	300	06/01/2007
B0413062	ADDITION	8,800	06/01/2004
0311660	NEW CONSTR	154,813	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1213/1367	3/09/2004	WD	Q	I		182,300	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: ST CLAIR DANIEL D &							
1165/1397	8/26/2003	WD	U	V	19	23,500	
GRANTOR: PAGE HILL ASSOCIATES							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2004;ORIG=0,0] W20 S12 W12 N2 W5 N10 W1 U2L2 W3 D2L2 W20 S24 E9 N2 E12 S20 E11 E9 E11 S2 E13 N44 \$											
FGR=[YR=2004;ORIG=-65,24] S20 E21 N2 N20 W12 S2 W9 \$											
FOP=[YR=2004;ORIG=-20,0] W17 S10 E5 S2 E12 N12 \$											
FOP=[YR=2004;ORIG=-33,42] S4 E9 N4 W9 \$											