



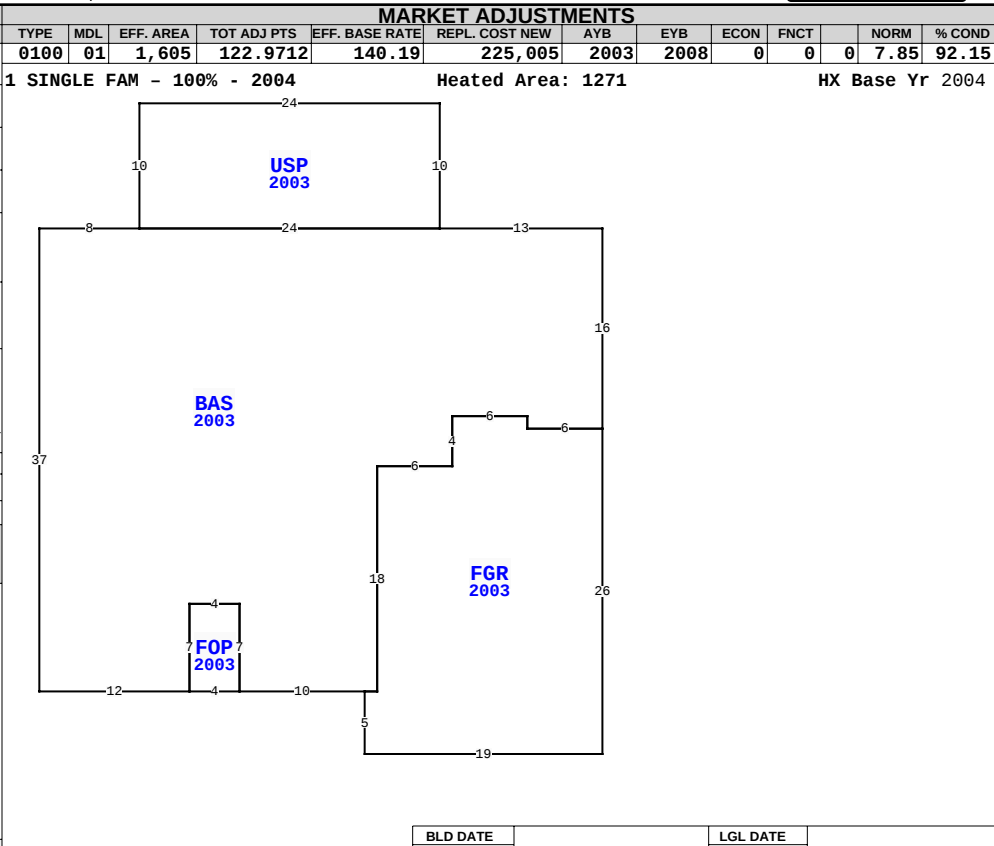
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4039.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1,271	164,194
FGR	461	55	254	32,813
FOP	28	30	8	1,034
USP	240	30	72	9,302
TOTALS	2,000		1,605	207,342

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	793.00	SF	6.24	6.24	
2	0479	VF PICKET	0	100	0	0	96.00	LF	12.00	12.00	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	42.00	42.00	
5	0351	CARPORT MT	0	100	30	12	360.00	SF	24.00	24.00	
6	0510	GARAGE WD-	0	100	20	14	280.00	SF	42.00	42.00	
7	0810	CONCRETE A	0	100	12	13	156.00	SF	7.80	7.80	
8	0866	POOL FIBER	0	100	0	0	200.00	SF	86.40	86.40	
9	0845	KOOL DECK	0	100	0	0	900.00	SF	8.70	8.70	

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



86104 KENSINGTON CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,342	
TOTAL MARKET OB/XF VALUE		57,089	
TOTAL LAND VALUE - MARKET		88,000	
TOTAL MARKET VALUE		352,431	
SOH/AGL Deduction		189,094	
ASSESSED VALUE		163,337	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		113,337	
TOTAL JUST VALUE		352,431	
NCON VALUE		29,837	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,370	

GARAGE (20X30)/ CPRT (12X30)/ (14X20) REAR GARAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-10956	FIBERGLASS POOL	15,400	07/19/2022
R1615526	REPAIR/RRF	2,000	11/01/2016
B23625	GARAGE	29,228	05/01/2010
B0311465	NEW CONSTR	98,082	07/01/2003
B0310801	NEW CONSTR	184,276	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/0181	4/21/2022	QC	U	I	11
GRANTOR: CAMPBELL JULIE					
GRANTEE: CAMPBELL-BECKHAM JU					
1198/0736	12/30/2003	WD	Q	I	
GRANTOR: MEADOWFIELD OF JACKSO					
GRANTEE: CAMPBELL JULIE					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2003;ORIG=0,0] W13 W24 W8 S37 E12 N7 E4 S7 E10 E1 N18 E6 N4 E6 S1 E6 N16 \$											
FGR=[YR=2003;ORIG=-19,37] S5 E19 N26 W6 N1 W6 S4 W6 S18 W1 \$											
USP=[YR=2003;ORIG=-13,0] N10 W24 S10 E24 \$											
FOP=[YR=2003;ORIG=-33,37] E4 N7 W4 S7 \$											

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