



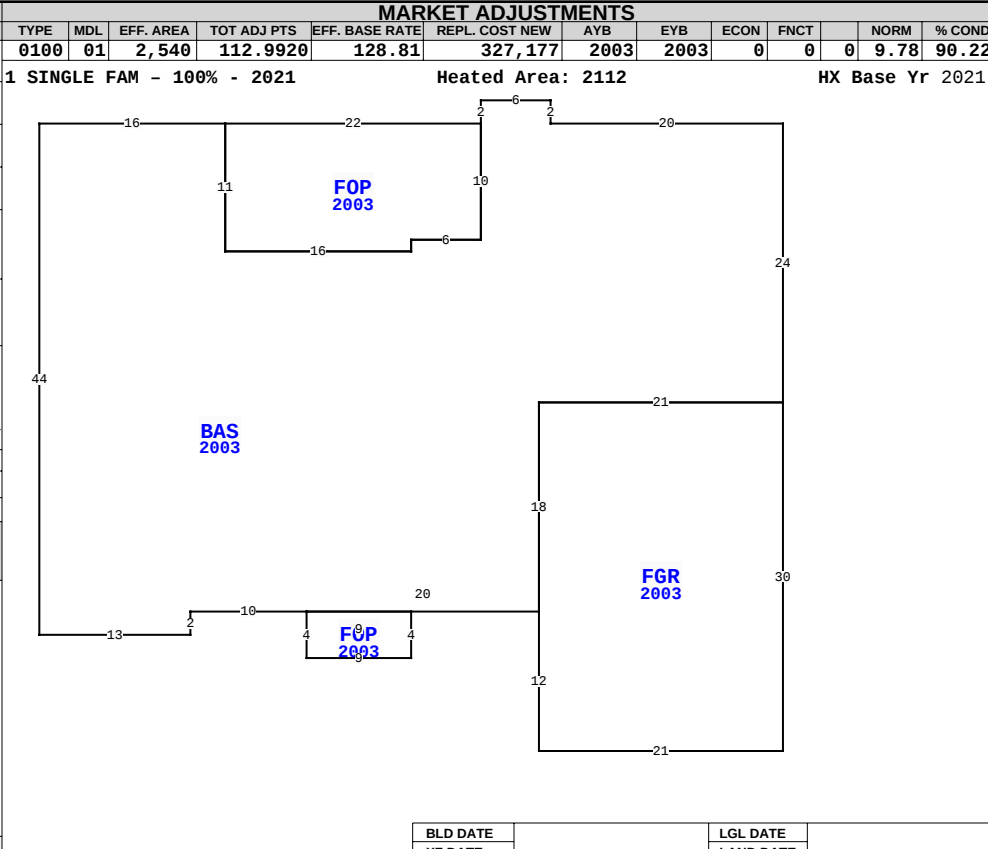
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,112	100	2,112	245,441
FGR	630	55	346	40,209
FOP	36	30	11	1,278
FOP	236	30	71	8,252
TOTALS	3,014		2,540	295,179

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,009.00	SF	4.80	4.80	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	
3	0911	SCRN RM A	0	100	50	28	1,400.00	SF	21.00	21.00	
4	0866	POOL FIBER	0	100	0	0	420.00	SF	86.40	86.40	
5	0855	CONC PAVER	0	100	0	0	994.00	SF	12.00	12.00	
6	0478	VF 6 SLAT	0	100	0	0	210.00	LF	18.00	18.00	
7	0470	VNYL GATE	0	100	0	0	4.00	UT	360.00	360.00	
8	0462	ST/AL FNC	0	100	0	0	1,104.00	SF	12.00	12.00	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	360.00	360.00	

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	0006	RSF-1	0.00	0.00	1.00	LT	



86118 KENSINGTON CT, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,009.00	SF	4.80	4.80	100	2003	2003	3	83	8,004		
1.00	UT	4,200.00	4,200.00	100	2003	2003	3	87	3,654		
1,400.00	SF	21.00	21.00	100	2009	2009	3	40	11,760		
420.00	SF	86.40	86.40	100	2009	2009	3	40	14,515		
994.00	SF	12.00	12.00	100	2009	2009	3	90	10,735		
210.00	LF	18.00	18.00	100	2020	2020	3	96	3,629		
4.00	UT	360.00	360.00	100	2020	2020	3	96	1,382		
1,104.00	SF	12.00	12.00	100	2020	2020	3	93	12,321		
2.00	UT	360.00	360.00	100	2020	2020	3	96	691		

NASSAU COUNTY PROPERTY										PAGE 1 of 2	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						320,856					
TOTAL MARKET OB/XF VALUE						66,691					
TOTAL LAND VALUE - MARKET						88,000					
TOTAL MARKET VALUE						475,547					
SOH/AGL Deduction						174,713					
ASSESSED VALUE						300,834					
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE						250,834					
TOTAL JUST VALUE						475,547					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						412,680					

STAFFORD FAMILY TRUST/STAFFORD JOSHUA R TRUSTEE
86118 KENSINGTON CT
YULEE, FL 32097

51-3N-27-1626-0026-0000

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