LOT 28
IN OR 1945/88
ESMT PT OR 1117/1699

BARTLETT CHRISTOPHER & PAMELA
86034 KENSINGTON CT
YULEE, FL 32097

2024

51-3N-27-1626-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

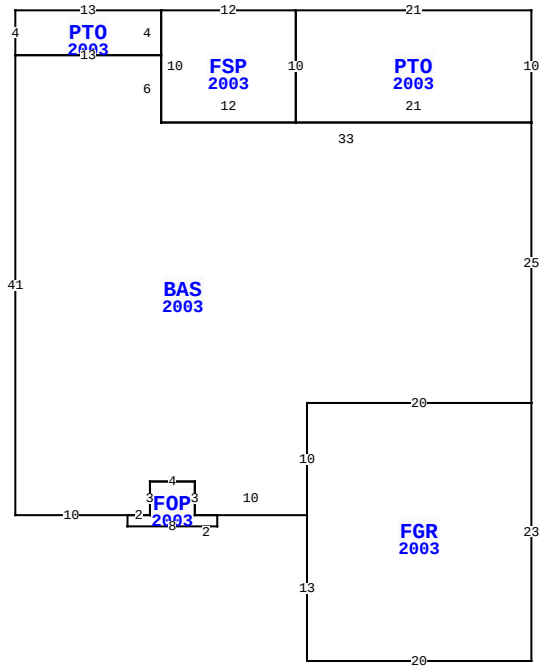
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	180,405
FGR	460	55	253	30,923
FOP	20	30	6	734
FSP	120	40	48	5,867
PTO	52	5	3	366
PTO	210	5	10	1,222
TOTALS	2,338		1,796	219,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	118.8000	135.43	243,232	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2015 Heated Area: 1476 HX Base Yr 2015



86034 KENSINGTON CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,945
TOTAL MARKET OB/XF VALUE		18,083
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		337,028
SOH/AGL Deduction		172,335
ASSESSED VALUE		164,693
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,693
TOTAL JUST VALUE		337,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,401

CC SQFT INCLUDES LARGE REAR CC PATIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003853	GARAGE	36,806	04/16/2018
B0310708	NEW CONSTR	112,673	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/0088	10/14/2014	WD	Q	I	02	155,500
GRANTOR: RICHARDS JAMES B						
GRANTEE: BARTLETT CHRISTOPHE						
1147/0612	6/20/2003	WD	Q	I		136,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: RICHARDS JAMES B						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W21 FSP=[YR=2003] W12 PTO=[YR=2003] W13 S4 BAS=[YR=2003] S41 E10 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E10 FGR=[YR=2003] S13 E20 N23 W20 S10$ N10 E20 N25 W33 N6 W13$ E13 N4$ S10 E12 N10$ S10 E21 N10$.

EXTRA FEATURES

LN	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	2,474.00	SF	4.80	4.80	100	2003	2003	3	83	9,856	
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	0476	VF 6 SBPL	0	100	0	0	114.00	LF	38.40	38.40	100	2015	2015	3	89	3,896	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	360.00	360.00	100	2018	2018	3	94	677	

LAND DESCRIPTION

TOTAL OB/XF 18,083

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

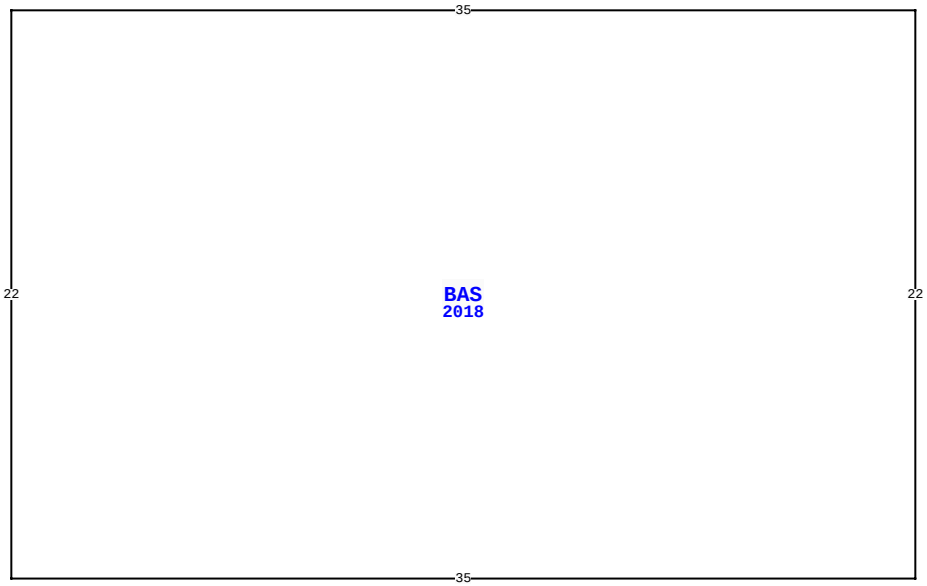
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	19,428
TOTALS	770		770	19,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	770	63.2500	26.56	20,451	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2015 Heated Area: 770 HX Base Yr 2015



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GRANTOR: HALLMARK HOMES INC						
GRANTEE: RICHARDS JAMES B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S22 E35 N22$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS