LOT 27 (F/K/A 57-1)
PT OR 1003/876-878
JAMES D CARR SUB UNR

KINGERY KEVIN E
86063 DUKE ROAD
YULEE, FL 32097

2025

42-2N-27-4350-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

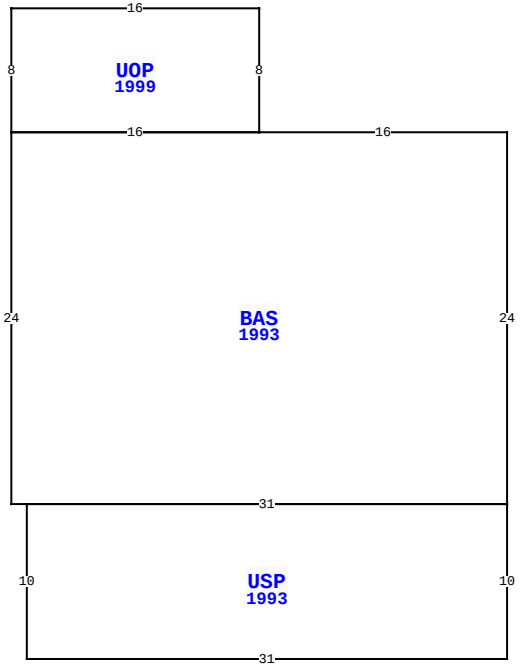
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	44,300
UOP	128	20	1999	26	1,500
USP	310	30	1993	93	5,365
TOTALS	1,206			887	51,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	887	117.7200	117.72	104,418	1962	1962	0	0	20	31.00	49.00

1 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



86063 DUKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,165
TOTAL MARKET OB/XF VALUE	24,604
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	123,769
SOH/AGL Deduction	22,524
ASSESSED VALUE	101,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,245
TOTAL JUST VALUE	123,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429270	GARAGE	40,781	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/0876	8/16/2001	QC	Q	I	01	100

GRANTOR: KINGERY LOUISE M

GRANTEE: KINGERY KEVIN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1999] N8 W16 S8 E16$ W16 S24 E1
USP=[YR=1993] S10 E31 N10 W31$ E31 N24$.

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	0351	CARPORT MT	0	0	22	20	440.00	SF	8.50	8.50	100	1995	1995	3	20	748	
2	0510	GARAGE WD-	0	0	24	40	960.00	SF	35.00	35.00	100	2014	2014	3	71	23,856	

LAND DESCRIPTION

TOTAL OB/XF 24,604

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	RES	0	0007	RM	100.00	91.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 06/09/2020 BY NWA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS