



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2003	2,172	266,790
FGR	420	55	2003	231	28,374
FOP	6	30	2003	2	246
USP	528	30	2022	158	19,408
TOTALS	3,126			2,563	314,817

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	888.00	SF	6.24
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00
3	0811	CONCRETE B	0	100	0	0	484.00	SF	6.24

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	111.1968	133.44	342,007	2003	2008	0	0	0	7.95	92.05
1 SINGLE FAM - 100% - 2023 Heated Area: 2172 HX Base Yr 2023												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/22/2025 MLU												

86081 KENSINGTON CT, YULEE												
TOTAL OB/XF 10,874												

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		331,328	
TOTAL MARKET OB/XF VALUE		10,874	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		427,202	
SOH/AGL Deduction		102,834	
ASSESSED VALUE		324,368	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		273,646	
TOTAL JUST VALUE		427,202	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004955	ADDITION	16,167	03/31/2022
21017046	ADDITION	49,228	12/09/2021
P036364	NEW CONSTR	0	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/1130	7/19/2021	WD	Q	I	01
GRANTOR: LITTLE DENNIS M JR &					
GRANTEE: JONES PETER J JR &					
1928/0357	7/15/2014	WD	Q	I	02
GRANTOR: BRUX JERAMY J & ALICI					
GRANTEE: LITTLE DENNIS M JR					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2003] W15 USP=[YR=2022] N4 W44 S12 E44 N8 \$ S8 W44 S21 FGR=[YR=2003] S21 E20 N21 W20 \$ E20 S21 E11 FOP=[YR=2003] E3 N2 W3 S2 \$ N2 E3 S2 E25 N50 \$.												

JONES PETER J JR & CARRIE A
86081 KENSINGTON CT
YULEE, FL 32097

2025

51-3N-27-1626-0023-0000

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