

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

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	HARDIE BRD 90								0100	01	2,540	112.9920	135.59	344,399	2003	2003	0	0	10.28	89.72	VALUATION BY								STANDARD													
Exterior Wall	16	WD FR STUC 10								1 SINGLE FAM - 100% - 2021										Heated Area: 2112										HX Base Yr 2021										Tax Group: 4		Tax Dist:	
Roof Structure	03	GABLE/HIP 100																		BUILDING MARKET VALUE										335,860													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										62,692													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										85,000													
Interior Floor	14	CARPET 80																		TOTAL MARKET VALUE										483,552													
Interior Floor	08	SHT VINYL 20																		SOH/AGL Deduction										173,994													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										309,558													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722													
Bedrooms	4	100																		BASE TAXABLE VALUE										258,836													
Bathrooms	2	100																		TOTAL JUST VALUE										483,552													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units	0	100								PREVIOUS YEAR MKT VALUE										475,547																							
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	2,112	100	2003	2,112	256,928																																						
FGR	630	55	2003	346	42,091																																						
FOP	36	30	2003	11	1,338																																						
FOP	236	30	2003	71	8,637																																						
TOTALS		3,014			2,540	308,995																																					
EXTRA FEATURES										86118 KENSINGTON CT, YULEE										BLD DATE										LGL DATE													
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
L N	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	2,009.00	SF	4.80	4.80	100	2003	2003	3	82	7,907																											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2003	2003	3	86	3,612																											
3	0911	SCRN RM A	0	100	50	28	1,400.00	SF	21.00	21.00	100	2009	2009	3	35	10,290																											
4	0866	POOL FIBER	0	100	0	0	420.00	SF	86.40	86.40	100	2009	2009	3	35	12,701																											
5	0855	CONC PAVER	0	100	0	0	994.00	SF	12.00	12.00	100	2009	2009	3	89	10,616																											
6	0478	VF 6 SLAT	0	100	0	0	210.00	LF	18.00	18.00	100	2020	2020	3	95	3,591																											
7	0470	VNYL GATE	0	100	0	0	4.00	UT	360.00	360.00	100	2020	2020	3	95	1,368																											
8	0462	ST/AL FNC	0	100	0	0	1,104.00	SF	12.00	12.00	100	2020	2020	3	90	11,923																											
9	0463	FENCE GATE	0	100	0	0	2.00	UT	360.00	360.00	100	2020	2020	3	95	684																											
LAND DESCRIPTION										TOTAL OB/XF										62,692																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																										

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