LOT 27
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

ANDERSON ELIZABETH/KIRBY ROBERT B
86054 KENSINGTON CT
YULEE, FL 32097

2025

51-3N-27-1626-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
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		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

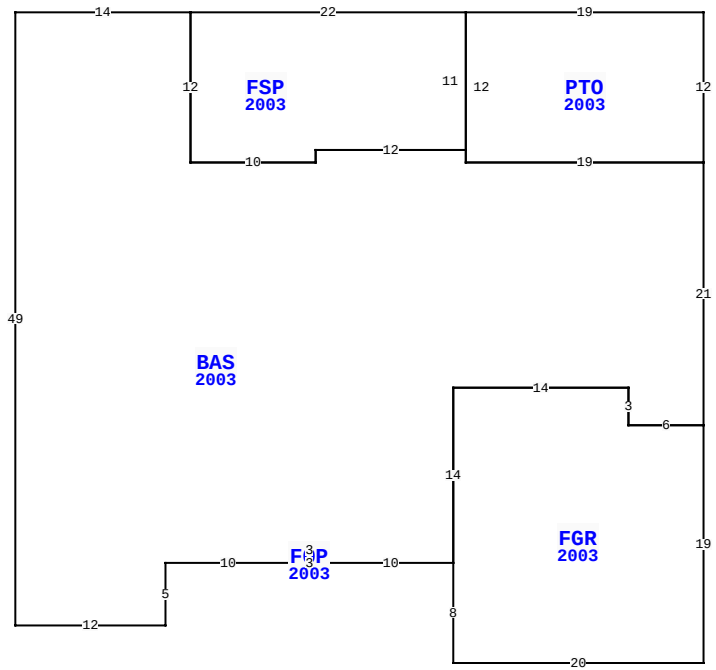
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	2003	1,735	214,810
FGR	422	55	2003	232	28,724
FOP	3	30	2003	1	124
FSP	252	40	2003	101	12,505
PTO	228	5	2003	11	1,362
TOTALS	2,640			2,080	257,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,080	115.6694	138.80	288,704	2003	2003	0	0	0	10.80	89.20

1 SINGLE FAM – 100% - 2021 Heated Area: 1735 HX Base Yr 2021



86054 KENSINGTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	814.00	SF	6.24	6.24	100	2003	2003	3	82	4,165	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,668
TOTAL MARKET OB/XF VALUE		4,165
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		371,833
SOH/AGL Deduction		119,857
ASSESSED VALUE		251,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,254
TOTAL JUST VALUE		371,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003226	STG BLDG	26,082	07/01/2020
17009016	REPAIR/RRF	6,000	10/12/2017
P036319	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2310/0529	8/16/2019	WD	U	I	11	100
GRANTOR: KRAVDA JANET A						
GRANTEE: ANDERSON ELIZABETH						
2298/0779	8/16/2019	WD	Q	I	01	240,000
GRANTOR: KVARDA JANET A						
GRANTEE: ANDERSON ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W19 FSP=[YR=2003] W22 BAS=[YR=2003] W14 S49 E12 N5 E10 FOP=[YR=2003] E3 N1 W3 S1$ N1 E3 S1 E10 FGR=[YR=2003] S8 E20 N19 W6 N3 W14 S14$ N14 E14 S3 E6 N21 W19 N1 W12 S1 W10 N12$ S12 E10 N1 E12 N11$ S12 E19 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,165

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

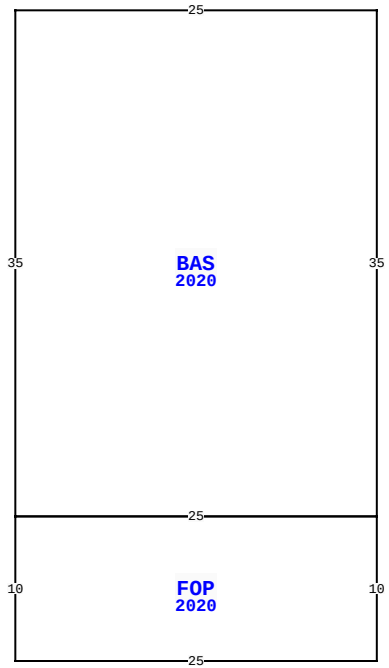
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2020	875	23,159
FOP	250	30	2020	75	1,985
TOTALS	1,125			950	25,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	950	62.1000	27.57	26,192	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 875 HX Base Yr 2021



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GRANTOR: KVARDA JANET A						
GRANTEE: ANDERSON ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S35 FOP=[YR=2020] S10 E25 N10 W25$ E25 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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