

BABIN DEBORAH
86053 KENSINGTON CT
YULEE, FL 32097

40-2N-28-226V-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur

0303

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

08

SHT VINYL 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories
Units

1.

1. 100
0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4068.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,707

100

2017

1,707

184,756

FGR

460

55

2017

253

27,383

FOP

42

30

2017

13

1,407

FOP

108

30

2017

32

3,463

TOTALS

2,317

2,005

217,010

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNT

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0100012,005106.8200112.16224,88120172017003.5096.50

1 SINGLE FAM

0% - 0

Heated Area: 1707

HX Base Yr

VALUATION SUMMARY

VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

217,010085,000302,0100302,0100302,0100302,0100316,652

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2169/069412/29/2017WD Q I 01174,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:BABIN DEBORAH

2135/13757/20/2017SW U V 11100

GRANTOR:WOODBIDGE NASSAU LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRD

LOCCONFRONTDEPTHTOT LND UTSLUNIT TDPPTH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESTOTAL ACRES

1 000100CRES0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

EXTRA FEATURES

95305 SIENA CT, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/25/2025MLU

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