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

2026

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

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

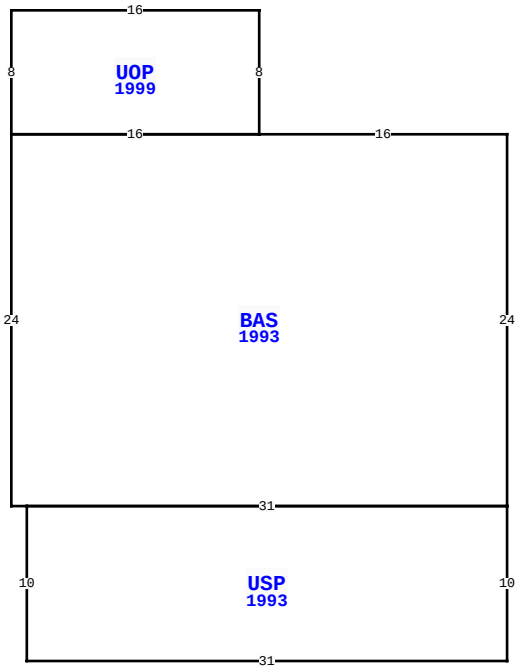
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	47,466
UOP	128	20	1999	26	1,607
USP	310	30	1993	93	5,748
TOTALS	1,206			887	54,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	887	117.7200	123.61	109,642	1962	1962	0	0	50	31.50	50.00

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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	54,821
TOTAL MARKET OB/XF VALUE	23,728
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	143,549
SOH/AGL Deduction	32,180
ASSESSED VALUE	111,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,369
TOTAL JUST VALUE	143,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,769

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	10.00	10.00	100	1995	1995	3	20	880	
2	0510	GARAGE WD-	0	0	24	40	960.00	SF	35.00	35.00	100	2014	2014	3	68	22,848	

LAND DESCRIPTION

TOTAL OB/XF 23,728

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	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS