LOT 20
ESMT PT OR 1117/1699
PAGE HILL #2 PB 6/318

MELICHOVA GABRIELA L/E/
86017 KENSINGTON CT
YULEE, FL 32097

2026

51-3N-27-1626-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

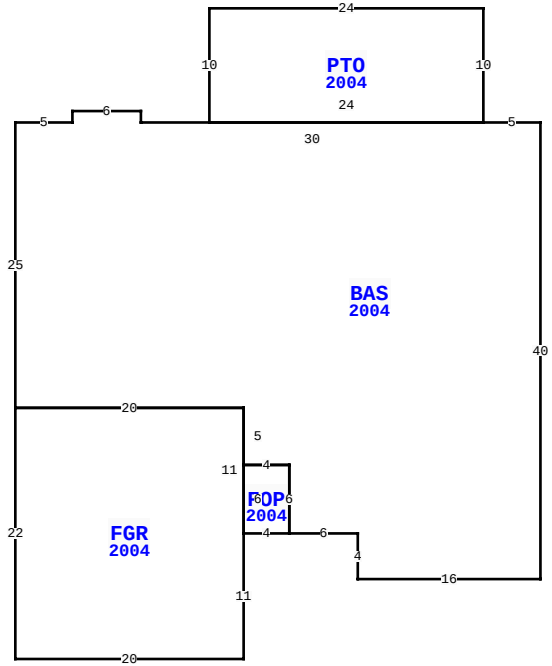
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	2004	1,482	179,709
FGR	440	55	2004	242	29,346
FOP	24	30	2004	7	849
PTO	240	5	2004	12	1,455
TOTALS	2,186			1,743	211,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,743	97.2000	135.11	235,497	2004	2004	0	0	0	10.25	89.75

1 SNGL FAM 100% - 2022 Heated Area: 1482 HX Base Yr 2022



86017 KENSINGTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,359
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		301,359
SOH/AGL Deduction		77,500
ASSESSED VALUE		223,859
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,448
TOTAL JUST VALUE		301,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007547	ADDITION	14,768	06/09/2021
17009351	REPAIR/RRF	11,000	10/23/2017
E0412287	NEW CONSTR	3,500	01/01/2004
B0312128	NEW CONSTR	109,166	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2824/904	10/22/2025	LE	U	I	11	100
GRANTOR: LOWE-MELICHOVA GABRIE						
GRANTEE: MELICHOVA BARBORA						
1994/0662	7/29/2015	QC	U	I	11	100
GRANTOR: TREJBAL PETR						
GRANTEE: MELICHOVA GABRIELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 PTO=[YR=2004] N10 W24 S10 E24$ W30 N1 W6 S1 W5 S25 FGR=[YR=2004] S22 E20 N11 FOP=[YR=2004] E4 N6 W4 S6$ N11 W20$ E20 S5 E4 S6 E6 S4 E16 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS