

LOT 21
IN OR 2057/83
ESMT PT OR 1117/1699

TURNER JOSEPH G & BARBARA S
86035 KENSINGTON CT
YULEE, FL 32097

2026

51-3N-27-1626-0021-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	20	FACE BRICK 100	0900	01	1,591	102.8160	142.91	227,370	2003	2003	0	0	0	16.50	83.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2017													Heated Area: 1337													HX Base Yr 2017												
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	1,337	100	2003	1,337	159,544																																				
FGR	434	55	2003	239	28,519																																				
FOP	28	30	2003	8	954																																				
PTO	140	5	2003	7	835																																				
TOTALS			1,939		1,591	189,854																																			
EXTRA FEATURES			86035 KENSINGTON CT, YULEE																																						
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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																		03/23/2026												MLU											
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=2003;ORIG=0,0] W10 W14 W23 S16 E6 S1 E7 S2 E6 S18 E11 N7 E4 S7 E13 N37 \$																																									
FGR=[YR=2003;ORIG=-47,16] S24 E20 N3 W1 N18 W6 N2 W7 N1 W6 \$																																									
PTO=[YR=2003;ORIG=-10,0] N10 W14 S10 E14 \$																																									
FOP=[YR=2003;ORIG=-17,37] E4 N7 W4 S7 \$																																									
.																																									
LAND DESCRIPTION																																									
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	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 04/16/2023 BY KWA																
																									Total Acres: 0.00																
																									Total Land Value: 90,000																
																									Market: 0																
																									Agricultural: 0																
																									Common: 90,000																
																									PRINTED 07/09/2026 BY SYS																