LOT 22
IN OR 2149/156
ESMT PT OR 1117/1699

**THOMPSON JASON EDWARD**
86053 KENSINGTON COURT
YULEE, FL 32097

**2026**

**51-3N-27-1626-0022-0000**

## BUILDING CHARACTERISTICS

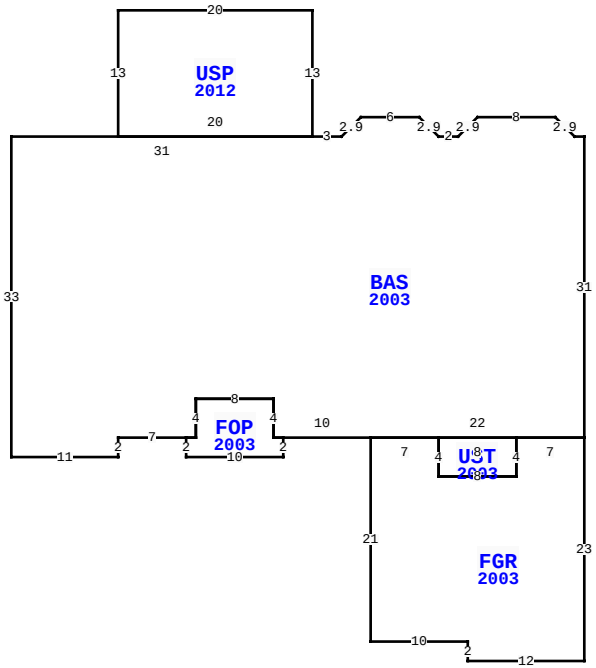
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,855 | 100 | 2003 | 1,855 | 214,212 |
| FGR | 454 | 55 | 2003 | 250 | 28,870 |
| FOP | 52 | 30 | 2003 | 16 | 1,847 |
| USP | 260 | 30 | 2012 | 78 | 9,007 |
| UST | 32 | 45 | 2003 | 14 | 1,616 |
| TOTALS | 2,653 | | | 2,213 | 255,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,213 | 93.1392 | 129.46 | 286,495 | 2003 | 2003 | 0 | 0 | 0 | 10.80 | 89.20 |

1 SNGL FAM 100% - 2018 Heated Area: 1855 HX Base Yr 2018




86053 KENSINGTON CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/23/2026 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 | | 255,554 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 345,554 |
| SOH/AGL Deduction | | 144,545 |
| ASSESSED VALUE | | 201,009 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 149,598 |
| TOTAL JUST VALUE | | 345,554 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 371,305 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B260000282 | DEMO OF OLD SHED | 1,500 | 01/12/2026 |
| 20009743 | REPAIR/RRF | 21,000 | 10/15/2020 |
| B0413830 | XFOB | 2,397 | 10/01/2004 |
| B0311496 | NEW CONSTR | 139,516 | 07/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2149/0156 | 9/28/2017 | TD | Q | I | 01 | 220,000 |
| GRANTOR: FLORIDA LAND TRUST NO | | | | | | |
| GRANTEE: THOMPSON JASON EDWA | | | | | | |
| 2089/1118 | 12/19/2016 | CT | U | I | 18 | 135,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLORIDA LAND TRUST | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

BAS=[YR=2003] W1 U2 L2 W8 D2 L2 W2 U2 L2 W6 D2 L2 W3
USP=[YR=2012] N13 W20 S13 E20$ W31 S33 E11 N2 E7
FOP=[YR=2003] S2 E10 N2 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E10
FGR=[YR=2003] S21 E10 S2 E12 N23 W7 UST=[YR=2003] W8 S4 E8
N4$ S4 W8 N4 W7$ E22 N31$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 03/06/2026 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS