

LOT 24
IN OR 1213/1367
ESMT PT OR 1117/1699

ST CLAIR DANIEL D & WANDA F
86093 KENSINGTON COURT
YULEE, FL 32097

2026

51-3N-27-1626-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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

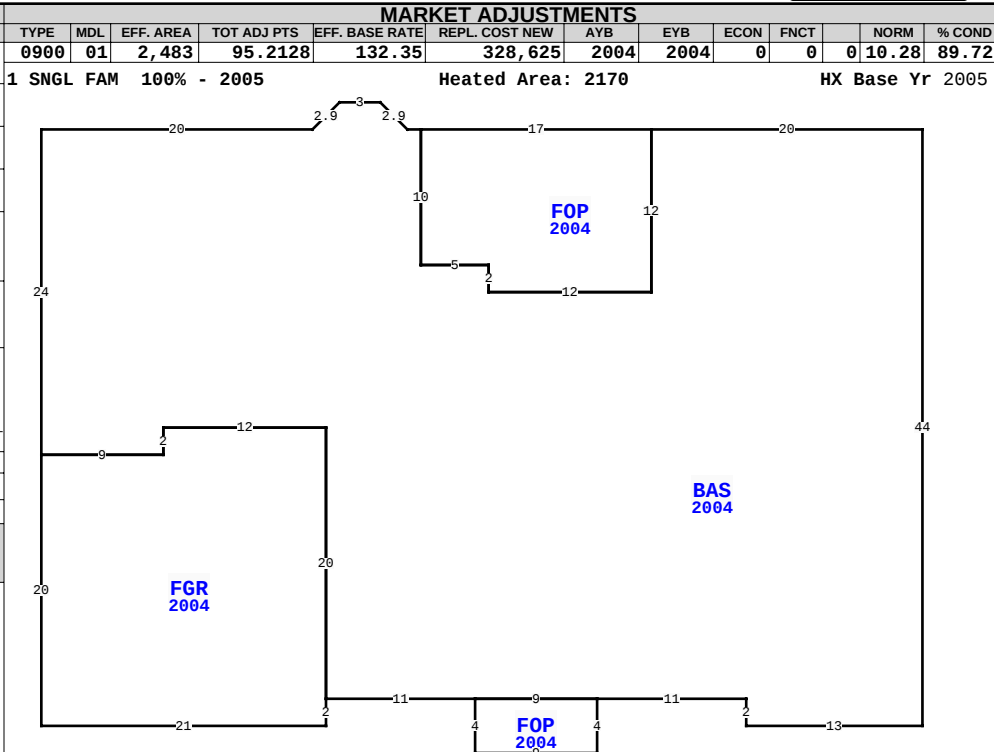
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2004	2,170	257,676
FGR	444	55	2004	244	28,973
FOP	36	30	2004	11	1,306
FOP	194	30	2004	58	6,887

TOTALS	2,844			2,483	294,842
--------	-------	--	--	-------	---------

EXTRA FEATURES			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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2004	2004	05	85	51,000	
5	0911	SCRN RM A	0	100	44	30	1,320.00	SF	18.00	18.00	100	2004	2004	3	20	4,752	

LAND DESCRIPTION			CLS	RES	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							



86093 KENSINGTON CT, YULEE

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

03/23/2026 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		294,842	
TOTAL MARKET OB/XF VALUE		58,762	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		443,604	
SOH/AGL Deduction		226,149	
ASSESSED VALUE		217,455	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		166,044	
TOTAL JUST VALUE		443,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003680	REPAIR/RRF	12,600	04/26/2017
R10503	REPAIR/RRF	300	06/01/2007
B0413062	ADDITION	8,800	06/01/2004
0311660	NEW CONSTR	154,813	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1213/1367	3/09/2004	WD	Q	I		182,300	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: ST CLAIR DANIEL D &							
1165/1397	8/26/2003	WD	U	V	19	23,500	
GRANTOR: PAGE HILL ASSOCIATES							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2004;ORIG=0,0] W20 S12 W12 N2 W5 N10 W1 U2L2 W3 D2L2 W20 S24 E9 N2 E12 S20 E11 E9 E11 S2 E13 N44 \$	
FGR=[YR=2004;ORIG=-65,24] S20 E21 N2 N20 W12 S2 W9 \$	
FOP=[YR=2004;ORIG=-20,0] W17 S10 E5 S2 E12 N12 \$	
FOP=[YR=2004;ORIG=-33,42] S4 E9 N4 W9 \$	