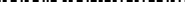


KEITER TERRANCE E & DORIS L/E/
463063 SR 200 #2222
YULEE, FL 32041

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 17.50 82.50										STANDARD									
Exterior Wall 03										1 SINGLE FAM - 100% - 1997 Heated Area: 2100 HX Base Yr 1997										Tax Group: 4 Tax Dist:									
Roof Structur 03																				BUILDING MARKET VALUE 245,478									
Roof Cover 05																				TOTAL MARKET OB/XF VALUE 26,448									
Interior Wall 03																				TOTAL LAND VALUE - MARKET 80,800									
Interior Floo 14																				TOTAL MARKET VALUE 352,726									
Interior Floo 08																				SOH/AGL Deduction 183,601									
Air Condition 03																				ASSESSED VALUE 169,125									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 02																				BASE TAXABLE VALUE 119,125									
Bathrooms 02																				TOTAL JUST VALUE 352,726									
Frame 02																				NCON VALUE 0									
Stories 1.																				INCOME VALUE									
Units 01																				PREVIOUS YEAR MKT VALUE 268,268									
BUD8 Adjustme 04																													
Occupancy 00																													
Quality 06																													
DOR CODE 0100																													
MAP NUM																													
NEIGHBORHOOD/LOC 4048.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,100 100 2,100 184,702																													
FOP 80 30 24 2,111																													
FSP 480 40 192 16,887																													
UDG 864 55 475 41,778																													
TOTALS 3,524 2,791 245,478																													
EXTRA FEATURES										85116 WINDY OAKS LN, 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																													
2 0861 POOL GUNIT 0 100 16 24 384.00 SF 85.00 85.00 100 1986 1986 3 20 6,528																													
3 0845 KOOL DECK 0 100 0 0 318.00 SF 7.25 7.25 100 1986 1986 3 52 1,199																													
4 0855 CONC PAVER 0 100 0 0 60.00 SF 10.00 10.00 100 1995 1995 3 72 432																													
5 0811 CONCRETE B 0 100 0 0 930.00 SF 5.20 5.20 100 1986 1986 3 52 2,515																													
6 0681 POLE SHED 0 100 10 20 200.00 SF 15.00 15.00 100 1996 1996 3 25 750																													
9 0910 SCRNM RM L 0 100 50 30 1,500.00 SF 15.00 15.00 100 2003 2003 3 22 4,950																													
10 0812 CONCRETE C 0 100 0 0 2,544.00 SF 4.00 4.00 100 2020 2020 3 99 10,074																													
LAND DESCRIPTION										TOTAL OB/XF 26,448																			
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 SFR 100 0005 OR 0.00 0.00 1.01 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,800																													
REVIEW DATE 08/24/2021 BY NWA										Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800										PRINTED 08/02/2023 BY SYS									