

BLOCK 6 LOT 13
IN OR 2138/1256
R408096 & R408097

KEITER GARY M & CHARLOTTE
85306 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0006-0130



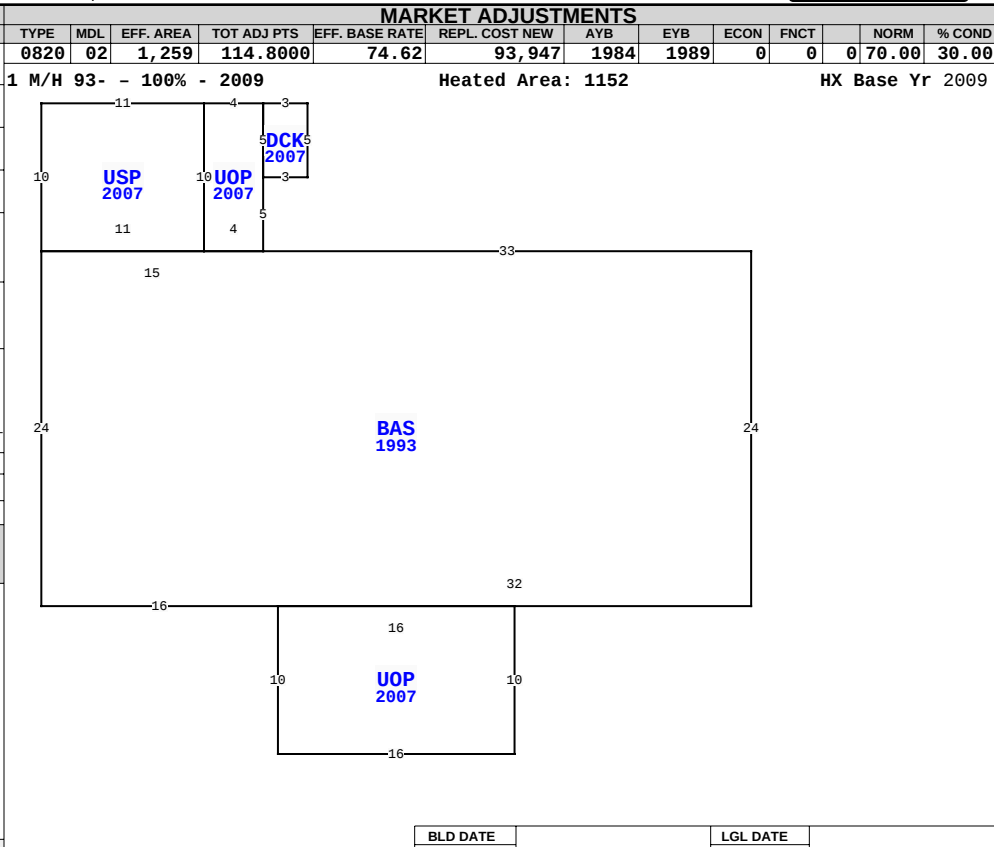
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	25,789
DCK	15	15	2	45
UOP	40	25	10	224
UOP	160	25	40	896
USP	110	50	55	1,231
TOTALS	1,477		1,259	28,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1985
2	0940	SHEDS/PORT	0 100	8	16	128.00	SF	20.10	20.10	100	1985
3	1242	WD DECK A	0 100	10	3	30.00	SF	10.00	10.00	100	1995
4	0940	SHEDS/PORT	0 100	8	3	24.00	SF	30.00	30.00	100	1995
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
6	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	35.00	100	2014
7	0351	CARPORT MT	0 100	24	10	240.00	SF	10.00	10.00	100	2014
8	0811	CONCRETE B	0 100	24	8	192.00	SF	5.20	5.20	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	



TOTAL OB/XF											
26,319											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1985
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1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			28,184		
TOTAL MARKET OB/XF VALUE			26,319		
TOTAL LAND VALUE - MARKET			80,000		
TOTAL MARKET VALUE			134,503		
SOH/AGL Deduction			80,006		
ASSESSED VALUE			54,497		
TOTAL EXEMPTION VALUE		HX HB	29,497		
BASE TAXABLE VALUE			25,000		
TOTAL JUST VALUE			134,503		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			93,796		

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W33 UOP=[YR=2007] N5 DCK=[YR=2007] E3 N5 W3 S5\$ N5 W4 USP=[YR=2007] W11 S10 E11 N10\$ S10 E4\$ W15 S24 E16 UOP=[YR=2007] S10 E16 N10 W16\$ E32 N24\$.											