

LOT 6  
IN OR 756/504  
WINDY OAKS SUB PB 4/101

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

2024

42-2N-27-4490-0006-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| 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                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4048.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,100            | 100         | 2,100        | 193,832              |
| FOP       | 80               | 30          | 24           | 2,215                |
| FSP       | 480              | 40          | 192          | 17,722               |
| UDG       | 864              | 55          | 475          | 43,843               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,524 |  | 2,791 | 257,612 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0861       | POOL GUNIT  | 0 100   | 16 | 24 | 384.00   | SF | 85.00 | 85.00          | 100       | 1986    |
| 2              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 318.00   | SF | 7.25  | 7.25           | 100       | 1986    |
| 3              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 60.00    | SF | 10.00 | 10.00          | 100       | 1995    |
| 4              | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 930.00   | SF | 5.20  | 5.20           | 100       | 1986    |
| 5              | 0681       | POLE SHED   | 0 100   | 10 | 20 | 200.00   | SF | 15.00 | 15.00          | 100       | 1996    |
| 6              | 0910       | SCRN RM L   | 0 100   | 50 | 30 | 1,500.00 | SF | 15.00 | 15.00          | 100       | 2003    |
| 7              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 2,544.00 | SF | 4.00  | 4.00           | 100       | 2020    |

| 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                | 000100   | C   | SFR                  | 100 | 0005 | OR       | 0.00  | 0.00  | 1.01        | AC        |     |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                         | 01  | 2,791     | 118.1280    | 112.22         | 313,206        | 1981 | 1981 | 0    | 0    | 0 | 17.75 | 82.25  |  |
| 1 SINGLE FAM - 100% - 1997 Heated Area: 2100 HX Base Yr 1997 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                            |  |  |  |  |  |           |  |  |  |  |  |
|----------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| 85116 WINDY OAKS LN, YULEE |  |  |  |  |  |           |  |  |  |  |  |
| BLD DATE                   |  |  |  |  |  | LGL DATE  |  |  |  |  |  |
| XF DATE                    |  |  |  |  |  | LAND DATE |  |  |  |  |  |
| INC DATE                   |  |  |  |  |  | AG DATE   |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 26,002      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 257,612   |   |
| TOTAL MARKET OB/XF VALUE  |  | 26,002    |   |
| TOTAL LAND VALUE - MARKET |  | 80,800    |   |
| TOTAL MARKET VALUE        |  | 364,414   |   |
| SOH/AGL Deduction         |  | 190,215   |   |
| ASSESSED VALUE            |  | 174,199   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 124,199   |   |
| TOTAL JUST VALUE          |  | 364,414   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 352,726   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R035320    | REPAIR/RRF  | 4,885  | 08/01/2003 |
| B0311412   | ADDITION    | 11,000 | 07/01/2003 |
| B0311412   | XFOB        | 11,000 | 07/01/2003 |
| 3414       | SWIM POOL   | 7,300  | 06/12/1986 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2529/1885                      | 1/12/2022 | LE        | U   | I   | 11     | 100        |
| GRANTOR: KEITER TERRANCE E & D |           |           |     |     |        |            |
| GRANTEE: CARTER DAWN M & HOL   |           |           |     |     |        |            |
| 0756/0504                      | 4/08/1996 | WD        | Q   | I   |        | 95,000     |
| GRANTOR: JONES ERNEST L & DEBO |           |           |     |     |        |            |
| GRANTEE: KEITER TERRANCE E &   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=1993] W60 S8 BAS=[YR=1993] S43 E20 N10 FOP=[YR=1993] E20 N4 W20 S4\$ N4 E20 S4 E20 N33 W60\$ E60 N8\$ PTR=E15 UDG=[YR=1993] E8 S10 E20 S28 W28 N38\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |