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

KEITER CHARLOTTE
85306 JOANN ROAD
YULEE, FL 32097

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

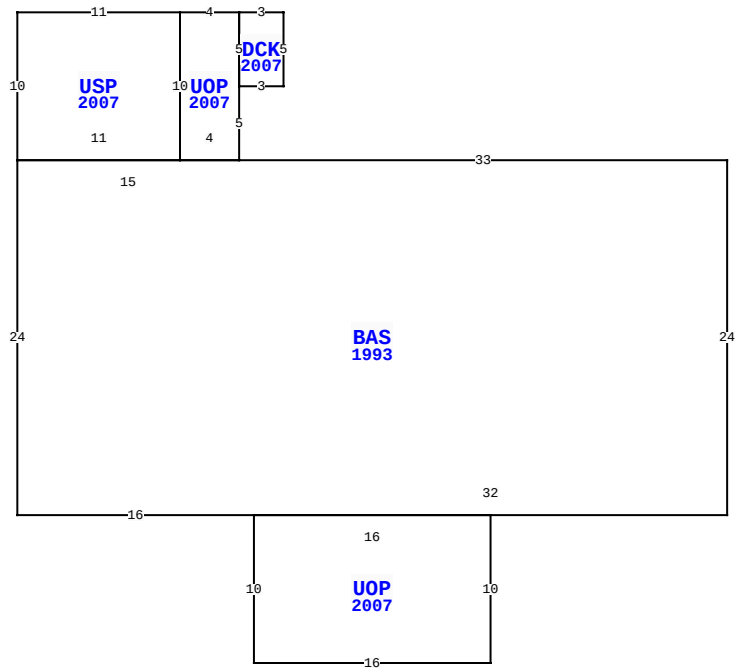
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	27,773
DCK	15	15	2	48
UOP	40	25	10	241
UOP	160	25	40	964
USP	110	50	55	1,326
TOTALS	1,477		1,259	30,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,259	114.8000	80.36	101,173	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1152 HX Base Yr



85306 JOANN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,352
TOTAL MARKET OB/XF VALUE	25,373
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	135,725
SOH/AGL Deduction	0
ASSESSED VALUE	135,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,725
TOTAL JUST VALUE	135,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428769	CARPORT	21,410	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1256	7/20/2017	QC	U	I	11	29,200
GRANTOR: KEITER GARY M & CHARL						
GRANTEE: KEITER GARY M & CHA						
1561/1036	4/17/2008	WD	U	I	01	69,500
GRANTOR: KEITER TERRY E & DORI						
GRANTEE: KEITER GARY M						

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$.

EXTRA FEATURES

LN	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
1	0940	SHEDS/PORT	0	0	16	20	320.00	SF	20.10	20.10	100	1985	1985	3	20	1,286	
2	0940	SHEDS/PORT	0	0	8	16	128.00	SF	20.10	20.10	100	1985	1985	3	20	515	
3	1242	WD DECK A	0	0	10	3	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	
4	0940	SHEDS/PORT	0	0	8	3	24.00	SF	30.00	30.00	100	1995	1995	3	20	144	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
6	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2014	2014	3	75	18,900	
7	0351	CARPORT MT	0	0	24	10	240.00	SF	10.00	10.00	100	2014	2014	3	65	1,560	
8	0811	CONCRETE B	0	0	24	8	192.00	SF	5.20	5.20	100	2014	2014	3	95	948	

LAND DESCRIPTION

TOTAL OB/XF 25,373

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS