

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		0100		01		2,791		118.1280		118.13		329,701		1981		1981		0		0		0 18.00		82.00		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 1997								Heated Area: 2100														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 4									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floor		14		CARPET 80																										BUILDING MARKET VALUE									
Interior Floor		08		SHT VINYL 20																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				2 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										HX HB									
Units				0 100																										BASE TAXABLE VALUE									
BUD8 Adjustme		04		DIST 01 100																										TOTAL JUST VALUE									
Occupancy		00		NONE 100																										NCON VALUE									
Quality		06		Quality Level 06																										INCOME VALUE									
DOR CODE		0100		SINGLE FAMILY																										PREVIOUS YEAR MKT VALUE									
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4048.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,100		100		1993		2,100		203,420																													
FOP		80		30		1993		24		2,325																													
FSP		480		40		1993		192		18,598																													
UDG		864		55		1993		475		46,012																													
TOTALS		3,524						2,791		270,355																													
EXTRA FEATURES																																							
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							
1		0861		POOL GUNIT		0 100		16		24		384.00		SF		85.00		85.00		100		1986		1986		3		20		6,528									
2		0845		KOOL DECK		0 100		0		0		318.00		SF		7.25		7.25		100		1986		1986		3		47		1,084									
3		0855		CONC PAVER		0 100		0		0		60.00		SF		10.00		10.00		100		1995		1995		3		68		408									
4		0811		CONCRETE B		0 100		0		0		930.00		SF		5.20		5.20		100		1986		1986		3		47		2,273									
5		0681		POLE SHED		0 100		10		20		200.00		SF		15.00		15.00		100		1996		1996		3		23		690									
6		0910		SCRN RM L		0 100		50		30		1,500.00		SF		15.00		15.00		100		2003		2003		3		20		4,500									
7		0812		CONCRETE C		0 100		0		0		2,544.00		SF		4.00		4.00		100		2020		2020		3		98		9,972									