

KEITER CHARLOTTE
85306 JOANN ROAD
YULEE, FL 32097

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

11

03

BD/BTN AVG 100

GABLE/HIP 100

12

05

MODULAR MT 100

DRYWALL 100

14

08

CARPET 70

SHT VINYL 30

03

04

CENTRAL 100

AIR DUCTED 100

02

3 100

2 100

WOOD FRAME 100

1.

1. 100

0 100

03

Quality Level 03

0200

MOBILE HOME

04

MKT AREA

4048.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1993

1,152

31,740

DCK

15

15

2007

2

55

UOP

40

25

2007

10

275

UOP

160

25

2007

40

1,102

USP

110

50

2007

55

1,515

TOTALS

1,477

1,259

34,688

EXTRA FEATURES

85306 JOANN RD, 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

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

54

1,890

6 0510

GARAGE WD-

0

0

30

24

720.00

SF

35.00

35.00

100

2014

2014

3

71

17,892

7 0351

CARPORT MT

0

0

24

10

240.00

SF

10.00

10.00

100

2014

2014

3

60

1,440

8 0811

CONCRETE B

0

0

24

8

192.00

SF

5.20

5.20

100

2014

2014

3

94

938

LAND DESCRIPTION

TOTAL OB/XF

24,165

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

RES

0

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

11/12/2019

BY

TWA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

PRINTED 07/30/2025 BY SYS

0820

02

1,259

114.8000

91.84

115,627

1984

1989

0

0

0

70.00

30.00

1 M/H 93-

- 0% - 2024

Heated Area: 1152

HX Base Yr

11

4

3

5

3

10

11

4

5

3

10

10

5

3

3

15

33

24

32

16

16

10

10

16

USP

2007

UOP

2007

DCK

2007

BAS

1993

UOP

2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

34,688

24,165

85,000

143,853

0

143,853

0

143,853

0

143,853

0

135,725

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

Q

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\$.