

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

2026

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		

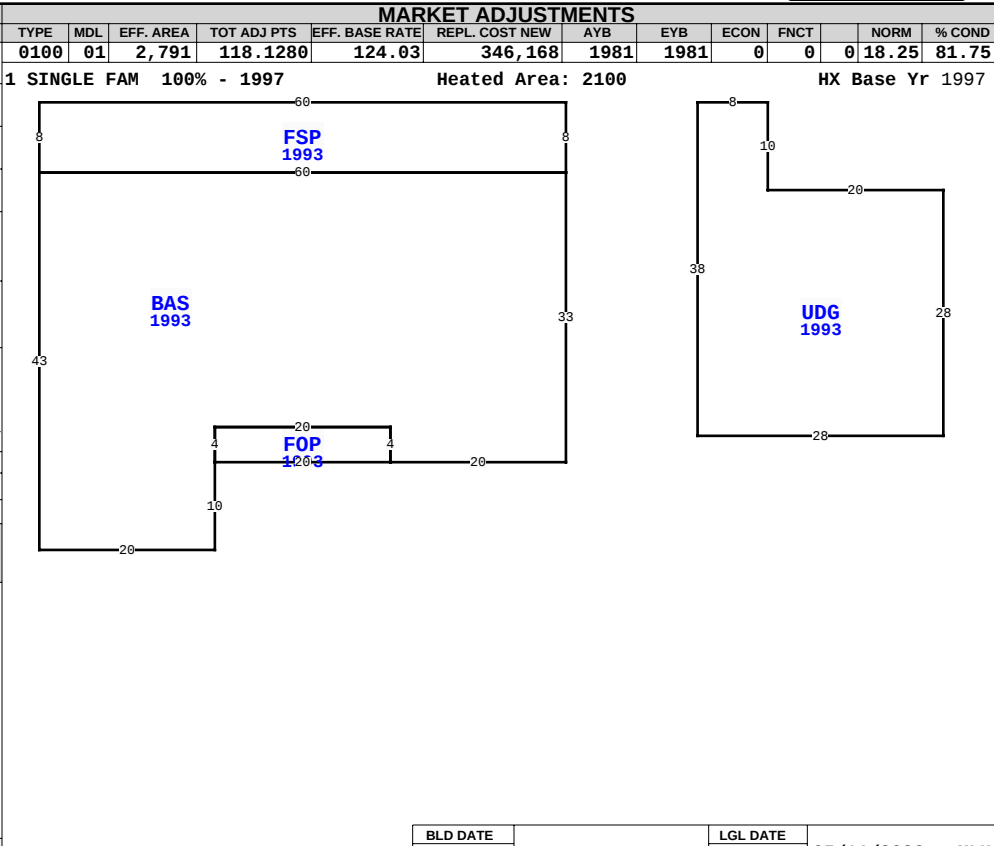
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	1993	2,100	212,929
FOP	80	30	1993	24	2,434
FSP	480	40	1993	192	19,468
UDG	864	55	1993	475	48,162
TOTALS	3,524			2,791	282,992

EXTRA FEATURES					
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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	0860	POOL/SPA	0 100	16	0	1.00	UT	50,000.00	50,000.00	100	1986	1986	04	85	42,500	
5	0681	POLE SHED	0 100	10	20	200.00	SF	15.00	15.00	100	1996	1996	3	20	600	
6	0910	SCRN RM L	0 100	50	30	1,500.00	SF	15.00	15.00	100	2003	2003	3	20	4,500	

LAND DESCRIPTION			TOTAL OB/XF 47,600													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00

REVIEW DATE	01/01/2023	BY	CD
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85116 WINDY OAKS LN, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 47,600															
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TOTAL OB/XF 47,600															
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Total Acres: 1.01	Total Land Value: 90,900	Market: 0	Agricultural: 0	Common: 90,900
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD									
Tax Group: 4	Tax Dist:									
BUILDING MARKET VALUE	282,992									
TOTAL MARKET OB/XF VALUE	47,600									
TOTAL LAND VALUE - MARKET	90,900									
TOTAL MARKET VALUE	421,492									
SOH/AGL Deduction	237,401									
ASSESSED VALUE	184,091									
TOTAL EXEMPTION VALUE	HX HB 51,411									
BASE TAXABLE VALUE	132,680									
TOTAL JUST VALUE	421,492									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	381,660									

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									
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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\$.									