LOT 23
HARBOR CONCOURSE PHASE 2
PB 8/162

WILLIAMSON ANDRE R & MARCIA/FOREMAN MARCIA G
81258 KEEL COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0023-0000

BUILDING CHARACTERISTICS

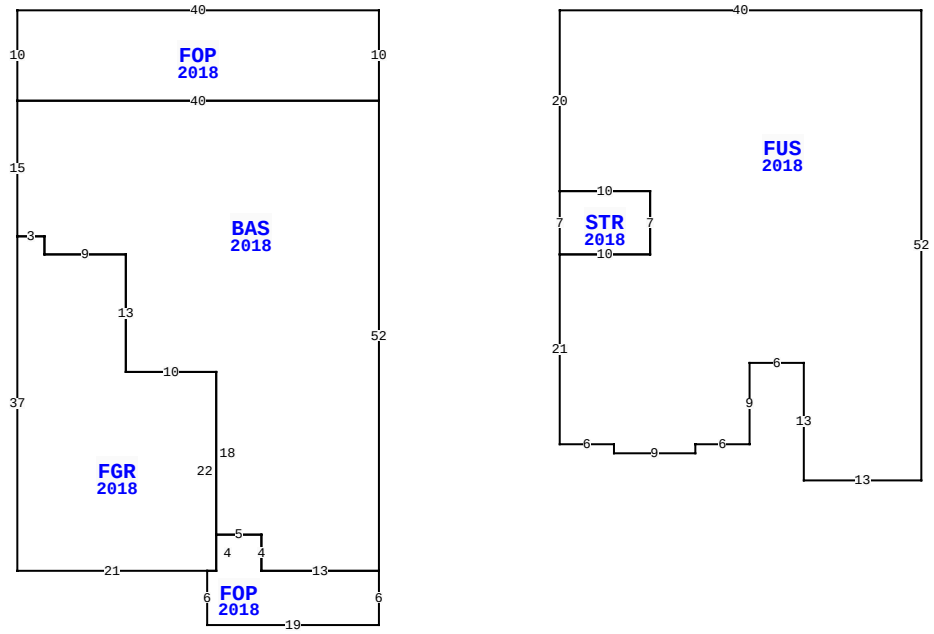
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	138,267
FGR	646	55	355	34,714
FOP	134	30	40	3,911
FOP	400	30	120	11,735
FUS	1,857	100	1,857	181,585
STR	70	10	7	684
TOTALS	4,521		3,793	370,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,793	110.5650	99.78	378,466	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3271 HX Base Yr



BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

81258 KEEL CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,897
TOTAL MARKET OB/XF VALUE		2,579
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		448,476
SOH/AGL Deduction		0
ASSESSED VALUE		448,476
TOTAL EXEMPTION VALUE	13	448,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		448,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706996	CO ISSUED	0	06/14/2018
B1706996	NEW CONSTR	415,238	08/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0184	11/01/2019	QC	U	I	11	100
GRANTOR: WILLIAMSON ANDRE R &						
GRANTEE: WILLIAMSON ANDRE R						
2249/0934	1/15/2019	WD	Q	I	01	353,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILLIAMSON ANDRE R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W40 S10 BAS=[YR=2018] S15 FGR=[YR=2018] S37 E21
FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2
W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40$ E40 N10 $ PTR=E20
FUS=[YR=2018] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21
STR=[YR=2018] N7 E10 S7 W10$ E10 N7 W10 N20$ W20$.

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	0811	CONCRETE B	0	100	0	0	506.00	SF	5.20	5.20	100	2018	2018	3	98	2,579	

LAND DESCRIPTION

TOTAL OB/XF 2,579

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/19/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS