LOT 26
HARBOR CONCOURSE PHASE 2
PB 8/162

GILL ALEXIS N & CALEB J
81282 KEEL COURT
FERNANDINA BEACH, FL 32037

2023

29-2N-28-0115-0026-0000

BUILDING CHARACTERISTICS

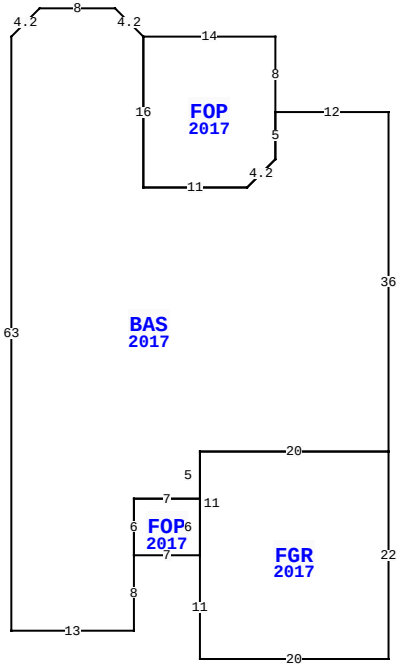
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,760	100	1,760	185,002
FGR	440	55	242	25,438
FOP	42	30	13	1,366
FOP	220	30	66	6,937
TOTALS	2,462		2,081	218,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	118.8495	107.26	223,208	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1760 HX Base Yr 2020



81282 KEEL CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,744
TOTAL MARKET OB/XF VALUE		7,434
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		301,178
SOH/AGL Deduction		85,675
ASSESSED VALUE		215,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,503
TOTAL JUST VALUE		301,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702332	CO ISSUED	0	09/01/2017
B1702332	NEW CONSTR	225,660	03/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0954	5/10/2020	QC	U	I	11	100
GRANTOR: GILL ALEXIS N F/K/A A						
GRANTEE: GILL CALEB J & ALEX						
2145/0105	8/31/2017	WD	Q	I	01	236,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PERA ALEXIS N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] N8 W14 S16 E11 U3 R3 N5$ S5 D3 L3 W11 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	456.00	SF	5.20	5.20	100	2017	2017	3	97	2,300	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2017	2017	3	97	340	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2017	2017	3	94	4,512	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 7,434

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 11/14/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS