LOT 24
IN OR 2252/1709
HARBOR CONCOURSE PHASE 2

DUZON RAYMOND & GUISELLA
81266 KEEL CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0024-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

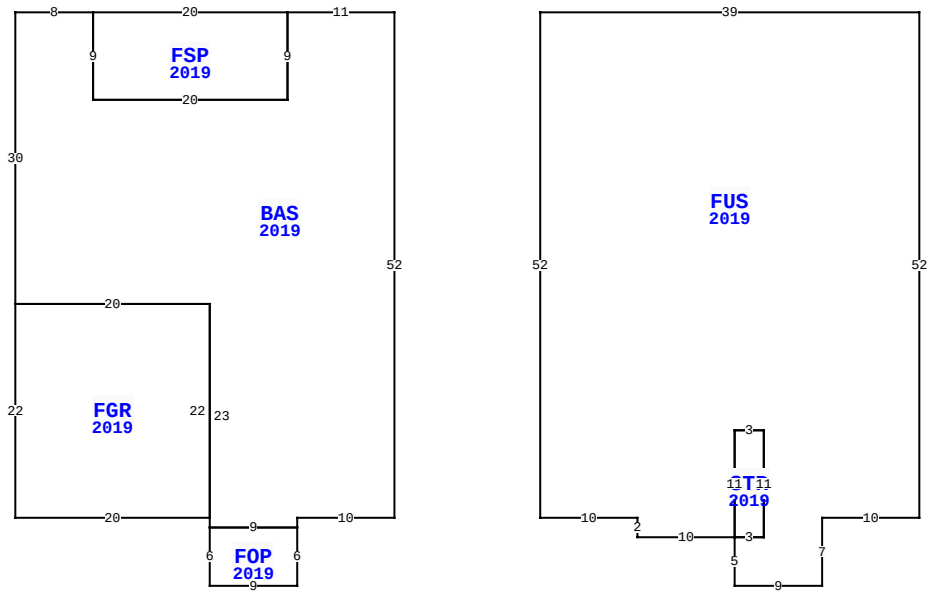
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	142,590
FGR	440	55	242	24,352
FOP	54	30	16	1,610
FSP	180	40	72	7,246
FUS	2,078	100	2,078	209,104
STR	33	10	3	301
TOTALS	4,202		3,828	385,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,828	107.5410	102.16	391,068	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3495 HX Base Yr 2020



81266 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		385,202
TOTAL MARKET OB/XF VALUE		3,343
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		463,545
SOH/AGL Deduction		164,892
ASSESSED VALUE		298,653
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,653
TOTAL JUST VALUE		463,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809182	CO ISSUED	0	01/30/2019
18009182	NEW CONSTR	448,640	09/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1709	1/30/2019	WD	Q	I	01	330,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUZON RAYMOND & GUI						
2155/0761	10/26/2017	WD	Q	V	05	385,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FSP=[YR=2019] W20 S9 E20 N9$ S9 W20 N9 W8 S30 FGR=[YR=2019] S22 E20 N22 W20$ E20 S23 FOP=[YR=2019] S6 E9 N6 W9$ E9 N1 E10 N52$ PTR= E15 FUS=[YR=2019] E39 S52 W10 S7 W9 N5 STR=[YR=2019] N11 E3 S11 W3$ E3 N11 W3 S11 W10 N2 W10 N52$ W15$.

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	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2019	2019	3	98	3,343	

LAND DESCRIPTION

TOTAL OB/XF 3,343

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS