



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

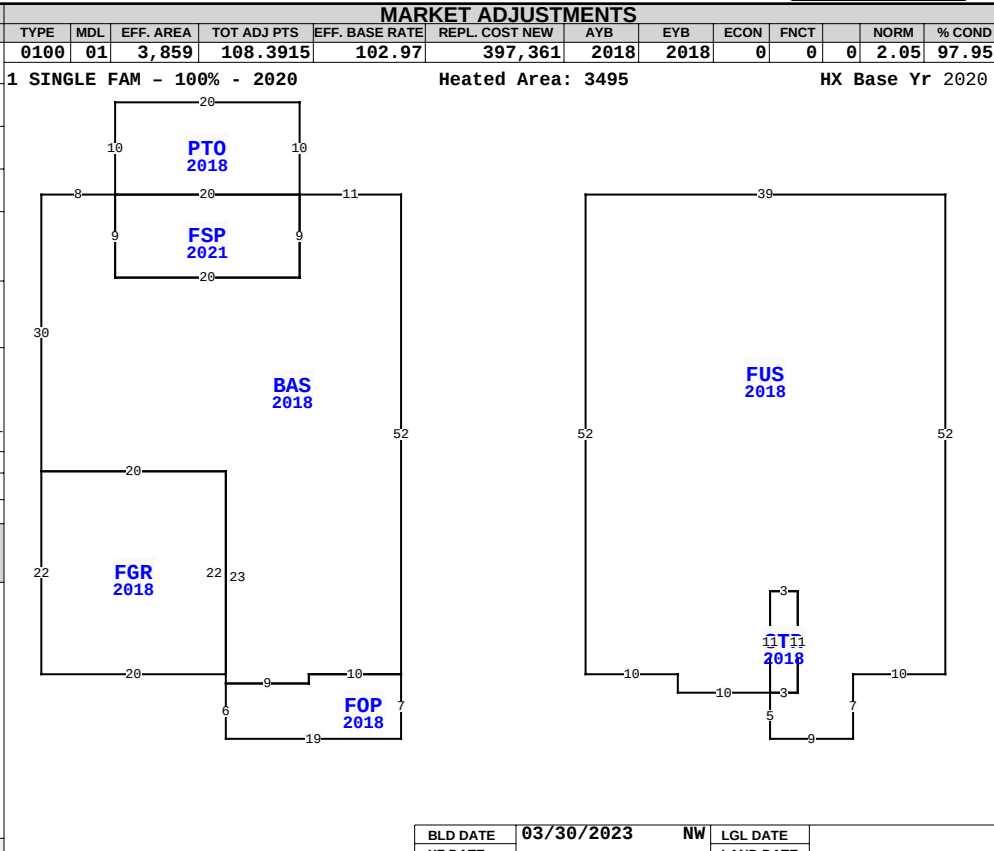
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	142,917
FGR	440	55	242	24,408
FOP	124	30	37	3,732
FSP	180	40	72	7,262
FUS	2,078	100	2,078	209,586
PTO	200	5	10	1,009
STR	33	10	3	303
TOTALS	4,472		3,859	389,215

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	100	0	0			
2	0476	VF 6 SBPL	0	100	175	0			
3	0470	VNYL GATE	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100					



81279 KEEL CT, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										389,215	
TOTAL MARKET OB/XF VALUE										9,509	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										473,724	
SOH/AGL Deduction										141,515	
ASSESSED VALUE										332,209	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										282,209	
TOTAL JUST VALUE										473,724	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										456,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011751	CO ISSUED	0	11/29/2018
18005896	NEW CONSTR	441,948	06/11/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/0555	2/22/2019	WD	Q	I	01	334,900	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:DONG CHENG QIU & XI							
2178/1925	2/09/2018	WD	Q	V	05	240,000	
GRANTOR:NASSAU CONCOURSE LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W11 PTO=[YR=2018] N10 W20 S10 FSP=[YR=2021] S9 E20 N9 W20\$ E20 \$ S9 W20 N9 W8 S30 FGR=[YR=2018] S22 E20 N22 W20\$ E20 S23 FOP=[YR=2018] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] N11 E3 S11 W3\$ E3 N11 W3 S11 W10 N2 W10 N52\$ W20\$.									