

LOT 29
HARBOR CONCOURSE PHASE 2
PB 8/162

JOHNSON MARGARET ELIZABETH
81263 KEEL CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0029-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,025	121.5249	115.45	233,786	2018	2018	0	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1727														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 70																												
Interior Floo	14	CARPET 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units	0	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	1,727	100	1,727	195,394																										
FGR	440	55	242	27,380																										
FOP	42	30	13	1,471																										
FSP	108	40	43	4,865																										
TOTALS			2,317	2,025	229,110																									
EXTRA FEATURES					81263 KEEL CT, FERNANDINA BEACH																									
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	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	2018	2018	3	97	3,121														
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2020	2020	3	96	3,840														
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000000	C	VAC RES	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 01/11/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																														

Diagram showing property boundaries and areas:

- Basement (BAS) 2018: 63' x 36'
- First Floor (FSP) 2018: 14' x 8'
- Front Yard (FGR) 2018: 22' x 11'
- Front Porch (FOP) 2018: 7' x 14'

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0698	1/31/2019	WD	Q	I	01	254,400

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: JOHNSON MARGARET EL

2178/1925	2/09/2018	WD	Q	V	05	240,000
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GRANTOR: NASSAU CONCOURSE LLC

GRANTEE: DREAM FINDERS HOMES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S8 FSP=[YR=2018] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$.