LOT 23
HARBOR CONCOURSE PHASE 2
PB 8/162

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

2025

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

NASSAU COUNTY PROPERTY

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

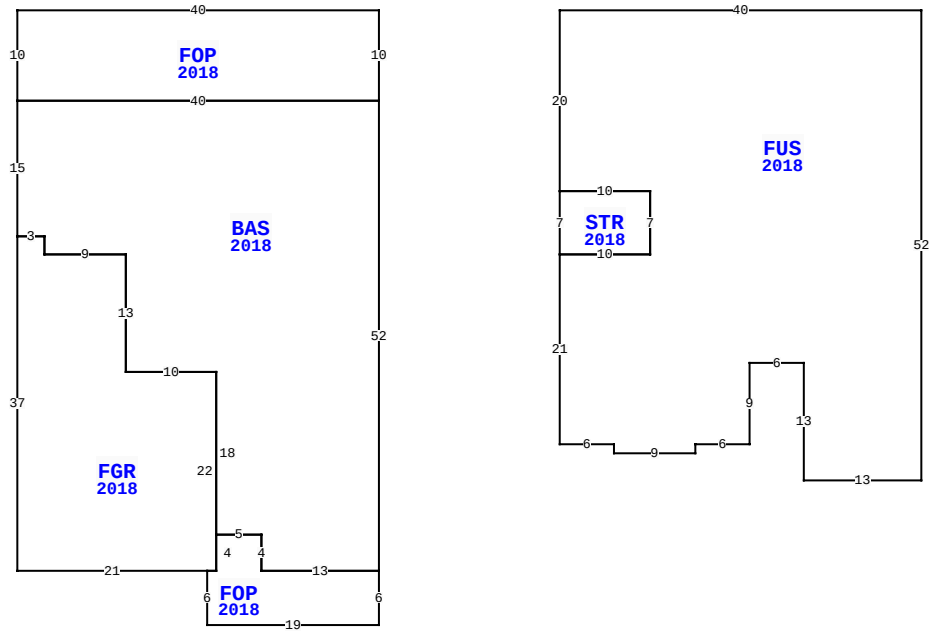
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2018	1,414	151,642
FGR	646	55	2018	355	38,072
FOP	134	30	2018	40	4,289
FOP	400	30	2018	120	12,869
FUS	1,857	100	2018	1,857	199,151
STR	70	10	2018	7	751
TOTALS	4,521			3,793	406,773

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	110.56	419,354	2018	2018	0	0	0	3.00	97.00

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



81258 KEEL CT, FERNANDINA BEACH

BLD DATE	03/30/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,773
TOTAL MARKET OB/XF VALUE		2,552
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		494,325
SOH/AGL Deduction		18,999
ASSESSED VALUE		475,326
TOTAL EXEMPTION VALUE	13	475,326
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		494,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,009

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	97	2,552	

LAND DESCRIPTION

TOTAL OB/XF 2,552

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS