



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		3 100
Bathrooms		2.5 100
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
BAS	1,136	100
FGR	441	55
FOP	45	30
FSP	160	40
FUS	1,166	100
STR	40	10
TOTALS	2,988	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,627	116.7264	116.73	306,650	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 2302 HX Base Yr 2020												
81274 KEEL CT, FERNANDINA BEACH												
BLD DATE	03/30/2023					NW	LGL DATE	04/23/2025				
XF DATE							LAND DATE					
INC DATE							AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			300,517
TOTAL MARKET OB/XF VALUE			48,450
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			433,967
SOH/AGL Deduction			116,074
ASSESSED VALUE			317,893
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			262,171
TOTAL JUST VALUE			433,967
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006293	SCRN ENCLD	7,500	04/22/2022
22003857	SWIM POOL	22,500	03/11/2022
B2109569	3 BAHAMA SHUTTERS	1,189	07/21/2021
B1909119	NEW CONSTR	304,871	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2279/1030	5/22/2019	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: WIGGINS ADAM S & SU					
2155/0761	10/26/2017	WD	Q	V	05
GRANTOR: NASSAU CONCOURSE LLC					
GRANTEE: DREAM FINDERS HOMES					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019
2	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2019
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019
5	0911	SCRN RM A	0	100	0	0	800.00	SF	17.50	17.50	100	2022
6	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2022
7	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2022

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=2019] W16 BAS=[YR=2019] W14 S39 FGR=[YR=2019] S21 E21 N2 FOP=[YR=2019] E9 N5 W9 S5\$N19 W21\$ E21 S14 E9 N43 W16 N10\$ S10 E16 N10\$ PTR= E15 FUS=[YR=2019] E30 S24 STR=[YR=2019] S10 W4 N10 E4\$ W4 S10 E4 S9 W9 N4 W21 N39\$ W15\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF												
48,450												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00