

LOT 27
HARBOR CONCOURSE PHASE 2
PB 8/162

DONG CHENG QIU/JIANG XIAO YING
81279 KEEL CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0027-0000



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2018	1,417	149,672
FGR	440	55	2018	242	25,561
FOP	124	30	2018	37	3,908
FSP	180	40	2021	72	7,605
FUS	2,078	100	2018	2,078	219,491
PTO	200	5	2018	10	1,056
STR	33	10	2018	3	317

TOTALS	4,472			3,859	407,611
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20
2	0476	VF 6 SBPL	0	100	175	0	175.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,859	108.3915	108.39	418,277	2018	2018	0	0	0	2.55	97.45
1 SINGLE FAM - 100% - 2020 Heated Area: 3495 HX Base Yr 2020												

81279 KEEL CT, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/23/2025 MLU
	INC DATE	AG DATE	

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	774.00	SF	5.20	5.20	100	2018	2018	3	97	3,904	
2	0476	VF 6 SBPL	0	100	175	0	175.00	LF	32.00	32.00	100	2019	2019	3	94	5,264	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION										TOTAL OB/XF										9,450	
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	LA VA				
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					
REVIEW DATE		01/11/2019		BY TW		Total Acres: 0.00			Total Land Value: 85,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		407,611	
TOTAL MARKET OB/XF VALUE		9,450	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		502,061	
SOH/AGL Deduction		160,218	
ASSESSED VALUE		341,843	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		291,121	
TOTAL JUST VALUE		502,061	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,724	

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\$.									