LOT 28
HARBOR CONCOURSE PHASE 2
PB 8/162

CARLSON MOLLY
81271 KEEL CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0028-0000

BUILDING CHARACTERISTICS

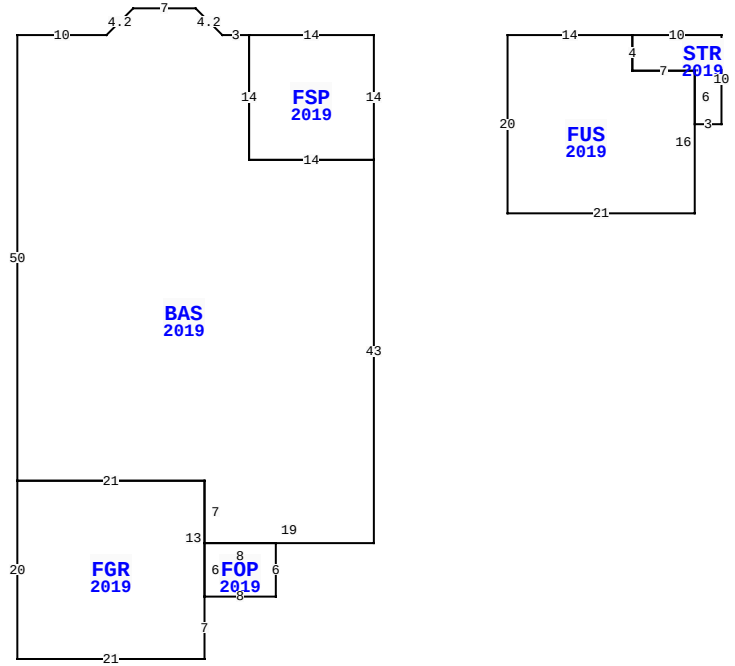
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2019	1,967	231,415
FGR	420	55	2019	231	27,177
FOP	48	30	2019	14	1,647
FSP	196	40	2019	78	9,177
FUS	392	100	2019	392	46,119
STR	58	10	2019	6	706
TOTALS	3,081			2,688	316,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	120.0528	120.05	322,694	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2359 HX Base Yr 2020



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

81271 KEEL CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,240
TOTAL MARKET OB/XF VALUE		8,470
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		409,710
SOH/AGL Deduction		127,033
ASSESSED VALUE		282,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,955
TOTAL JUST VALUE		409,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808664	CO ISSUED	0	02/28/2019
B1808664	NEW CONSTR	304,743	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1718	11/15/2021	QC	U	I	11	100
GRANTOR: BENEDICKS BRIAN						
GRANTEE: CARLSON MOLLY FKA M						
2260/0542	3/04/2019	WD	Q	I	01	314,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENEDICKS BRIAN & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W14 BAS=[YR=2019] W3 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W14 N14$ S14 E14 N14$ PTR= E15 FUS=[YR=2019] E14 STR=[YR=2019] E10 S10 W3 N6 W7 N4$ S4 E7 S16 W21 N20 $ W15$.

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	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	100	2019	2019	3	97	2,774	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2019	2019	3	94	5,414	
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 8,470

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 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS