LOT 29
HARBOR CONCOURSE PHASE 2
PB 8/162

JOHNSON MARGARET ELIZABETH
81263 KEEL CT
FERNANDINA BEACH, FL 32034

2025

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

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

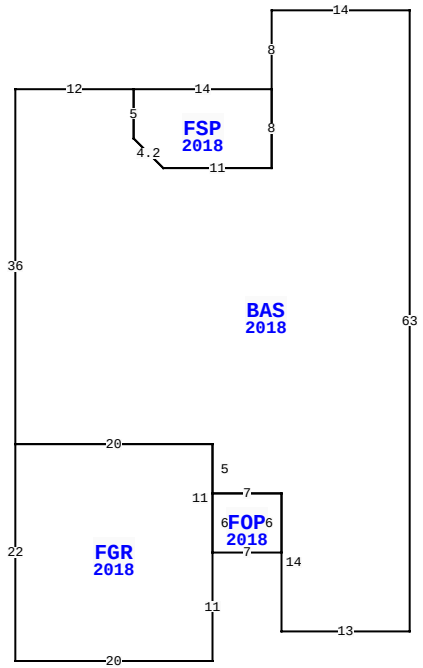
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	2018	1,727	204,618
FGR	440	55	2018	242	28,673
FOP	42	30	2018	13	1,541
FSP	108	40	2018	43	5,094
TOTALS	2,317			2,025	239,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	121.5249	121.52	246,078	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1727 HX Base Yr 2022



81263 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		239,926
TOTAL MARKET OB/XF VALUE		7,206
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,132
SOH/AGL Deduction		40,651
ASSESSED VALUE		291,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,759
TOTAL JUST VALUE		332,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808235	CO ISSUED	0	12/28/2018
B1808235	NEW CONSTR	228,072	08/13/2018

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
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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$.

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	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	95	3,800	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 7,206

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 01/11/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS