

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

37-3N-28-0745-0691-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100

Interior Floor05CLAY TILE 50

Interior Floor11CARPET 50

Air Condition Heating Type03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

TOTALS2,2621,959224,678

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJTOT ADJUNIT PRICELAND VALUETHAT

10811CONCRETE B000605.00SF5.205.20100201620163952,989

20476VF 6 SBPL000204.00LF32.0032.00100201620163895,810

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJTOT ADJUNIT PRICELAND VALUETHAT

1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

010011,959118.8495118.85232,82720162016003.5096.50

SINGLE FAM - 0% - 2025Heated Area: 1672HX Base Yr

BLD DATEXF DATEINC DATE

05/13/2025MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE224,678

TOTAL MARKET OB/XF VALUE8,799

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE298,477

SOH/AGL Deduction0

ASSESSED VALUE298,477

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE298,477

TOTAL JUST VALUE298,477

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE288,655

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U V / I RSN CD SALE PRICE

2723/18657/08/2024WDQI02358,000

GRANTOR:HAWBAKER CRISTINA W

GRANTEE:DONG CHENG QIU

2078/137710/18/2016WDQI01192,900

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:HAWBAKER CRISTINA W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] W14 S8 E11 U3 R3 N5 \$ S5
L3 D3 W11 N16 W14 S63 E12 N8 FOP=[YR=2016] E7 FGR=[YR=2016]
S11 E20 N22 W20 S11 \$ N6 W7 S6 \$ N6 E7 N5 E20 N36 \$.