LOT 23
HARBOR CONCOURSE PHASE 2
PB 8/162

WILLIAMSON MARCIA
81258 KEEL COURT
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0115-0023-0000**

## BUILDING CHARACTERISTICS

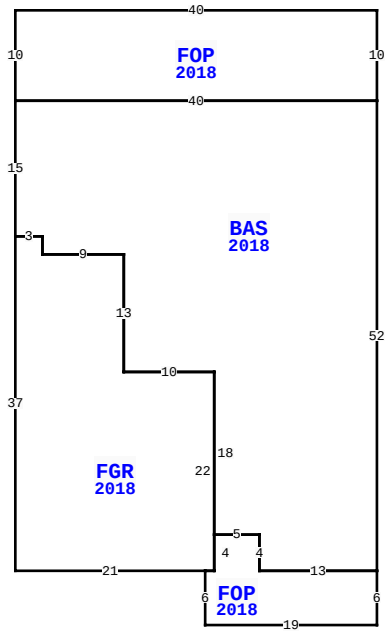
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 80 |
| Roof Cover | 12 | MODULAR MT 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | |

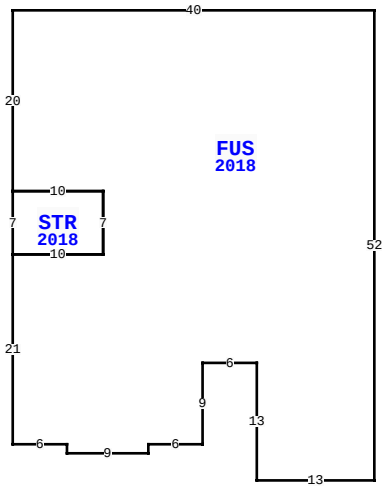
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,414 | 100 | 2018 | 1,414 | 158,406 |
| FGR | 646 | 55 | 2018 | 355 | 39,770 |
| FOP | 134 | 30 | 2018 | 40 | 4,481 |
| FOP | 400 | 30 | 2018 | 120 | 13,443 |
| FUS | 1,857 | 100 | 2018 | 1,857 | 208,034 |
| STR | 70 | 10 | 2018 | 7 | 785 |
| TOTALS | 4,521 | | | 3,793 | 424,917 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,793 | 110.5650 | 116.09 | 440,329 | 2018 | 2018 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM 100% - 2026 Heated Area: 3271 HX Base Yr




81258 KEEL CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/30/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/23/2025 MLU |
| 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 | | 424,917 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 509,917 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 509,917 |
| TOTAL EXEMPTION VALUE | 13 | 509,917 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 509,917 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 494,325 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1706996 | CO ISSUED | 0 | 06/14/2018 |
| B1706996 | NEW CONSTR | 415,238 | 08/04/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2862/841 | 4/14/2026 | QC | U | I | 11 | 100 |
| GRANTOR: WILLIAMSON ANDRE R | | | | | | |
| GRANTEE: WILLIAMSON MARCIA G | | | | | | |
| 2818/1329 | 9/25/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WILLIAMSON MARCIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W40 S10 BAS=[YR=2018] S15 FGR=[YR=2018] S37 E21
FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2
W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40$ E40 N10 $ PTR=E20
FUS=[YR=2018] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21
STR=[YR=2018] N7 E10 S7 W10$ E10 N7 W10 N20$ W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS