LOT 25
HARBOR CONCOURSE PHASE 2
PB 8/162

WIGGINS ADAM S & SUSAN K
81274 KEEL CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0025-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

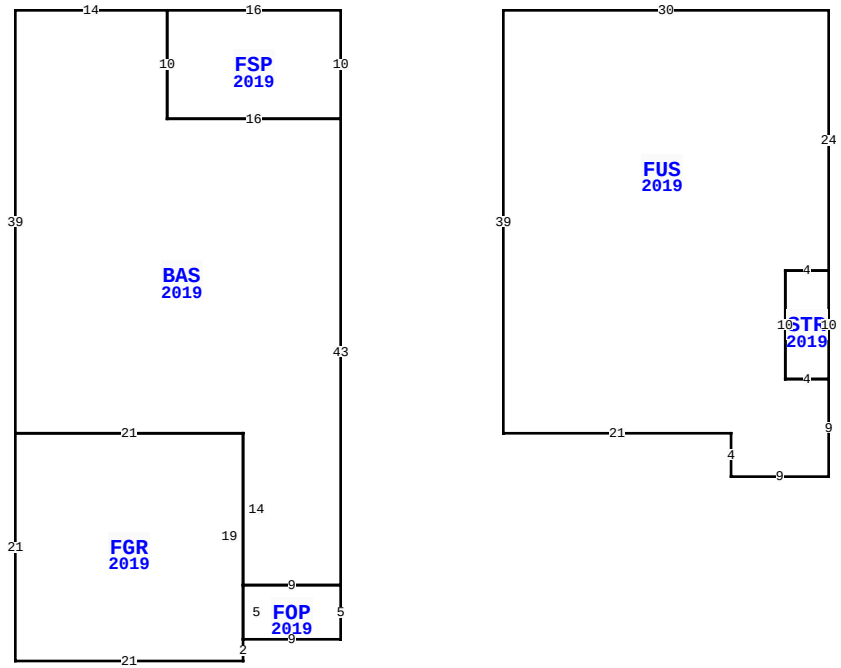
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2019	1,136	135,747
FGR	441	55	2019	243	29,037
FOP	45	30	2019	14	1,673
FSP	160	40	2019	64	7,648
FUS	1,166	100	2019	1,166	139,332
STR	40	10	2019	4	478
TOTALS	2,988			2,627	313,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,627	116.7264	122.56	321,965	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 2302 HX Base Yr 2020



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

81274 KEEL CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,916
TOTAL MARKET OB/XF VALUE		62,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		461,876
SOH/AGL Deduction		135,400
ASSESSED VALUE		326,476
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		270,065
TOTAL JUST VALUE		461,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006293	SCRN ENCLO	7,500	04/22/2022
22003857	SWIM POOL	22,500	03/11/2022
B2109569	3 BAHAMA SHUTTERS	1,189	07/21/2021
B1909119	NEW CONSTR	304,871	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1030	5/22/2019	WD	Q	I	02	284,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WIGGINS ADAM S & SU						
2155/0761	10/26/2017	WD	Q	V	05	385,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] W14 S39 FGR=[YR=2019] S21 E21 N2 FOP=[YR=2019] E9 N5 W9 S5$N19 W21$ E21 S14 E9 N43 W16 N10$ S10 E16 N10$ PTR= E15 FUS=[YR=2019] E30 S24 STR=[YR=2019] S10 W4 N10 E4$ W4 S10 E4 S9 W9 N4 W21 N39$ 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
5	0911	SCRN RM A	0	100	0	0	800.00	SF	18.00	18.00	100	2022	2022	3	90	12,960	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 62,960

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS