LOT 27
HARBOR CONCOURSE PHASE 2
PB 8/162

DONG CHENG QIU/JIANG XIAO YING
95117 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0027-0000

BUILDING CHARACTERISTICS

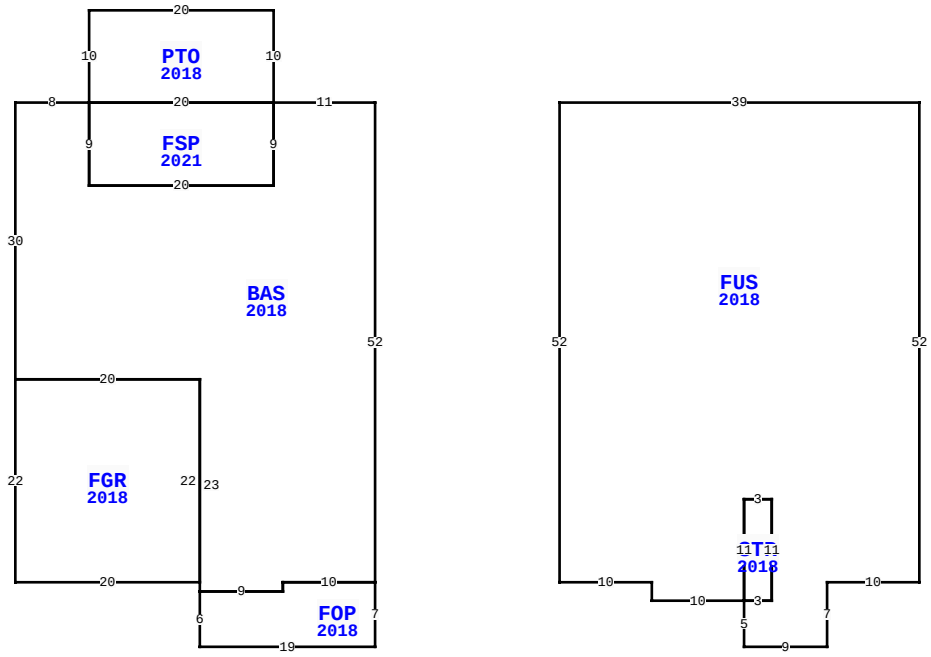
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,417	100	2018	1,417	156,350
FGR	440	55	2018	242	26,702
FOP	124	30	2018	37	4,083
FSP	180	40	2021	72	7,944
FUS	2,078	100	2018	2,078	229,284
PTO	200	5	2018	10	1,103
STR	33	10	2018	3	331
TOTALS	4,472			3,859	425,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,859	108.3915	113.81	439,193	2018	2018	0	0	0	3.05	96.95

1 SINGLE FAM 0% - 2026 Heated Area: 3495 HX Base Yr



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

81279 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	425,798
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	510,798
SOH/AGL Deduction	0
ASSESSED VALUE	510,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,798
TOTAL JUST VALUE	510,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011751	CO ISSUED	0	11/29/2018
18005896	NEW CONSTR	441,948	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0555	2/22/2019	WD	Q	I	01	334,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DONG CHENG QIU & XI						
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] W11 PTO=[YR=2018] N10 W20 S10 FSP=[YR=2021] S9 E20 N9 W20$ E20 $ S9 W20 N9 W8 S30 FGR=[YR=2018] S22 E20 N22 W20$ E20 S23 FOP=[YR=2018] S6 E19 N7 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] N11 E3 S11 W3$ E3 N11 W3 S11 W10 N2 W10 N52$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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