LOT 28
HARBOR CONCOURSE PHASE 2
PB 8/162

CARLSON MOLLY
81271 KEEL CT
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0115-0028-0000**

## 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 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

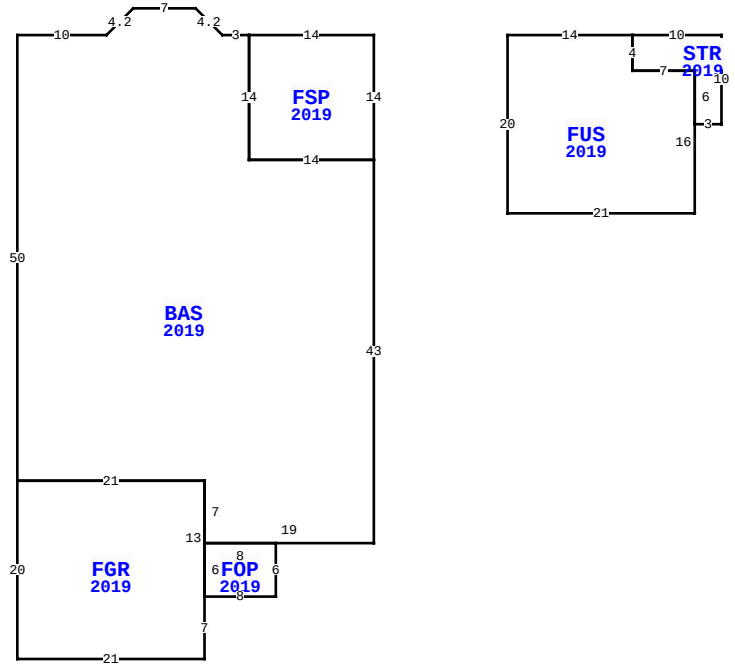
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4145.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,967 | 100 | 2019 | 1,967 | 241,761 |
| FGR | 420 | 55 | 2019 | 231 | 28,392 |
| FOP | 48 | 30 | 2019 | 14 | 1,721 |
| FSP | 196 | 40 | 2019 | 78 | 9,587 |
| FUS | 392 | 100 | 2019 | 392 | 48,181 |
| STR | 58 | 10 | 2019 | 6 | 737 |
| TOTALS | 3,081 | | | 2,688 | 330,378 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,688 | 120.0528 | 126.06 | 338,849 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM 100% - 2020 Heated Area: 2359 HX Base Yr 2020




81271 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

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 330,378 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 415,378 |
| SOH/AGL Deduction | | 125,069 |
| ASSESSED VALUE | | 290,309 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 238,898 |
| TOTAL JUST VALUE | | 415,378 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 409,710 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1808664 | CO ISSUED | 0 | 02/28/2019 |
| B1808664 | NEW CONSTR | 304,743 | 08/24/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2538/1718 | 11/15/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BENEDICKS BRIAN | | | | | | |
| GRANTEE: CARLSON MOLLY FKA M | | | | | | |
| 2260/0542 | 3/04/2019 | WD | Q | I | 01 | 314,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: BENEDICKS BRIAN & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2019] W14 BAS=[YR=2019] W3 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W14 N14$ S14 E14 N14$ PTR= E15 FUS=[YR=2019] E14 STR=[YR=2019] E10 S10 W3 N6 W7 N4$ S4 E7 S16 W21 N20 $ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 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