LOT 10
PARKVIEW PB 6/390

CARTWRIGHT WILLIAM JR & KELLY A
2019 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163V-0010-0000

BUILDING CHARACTERISTICS

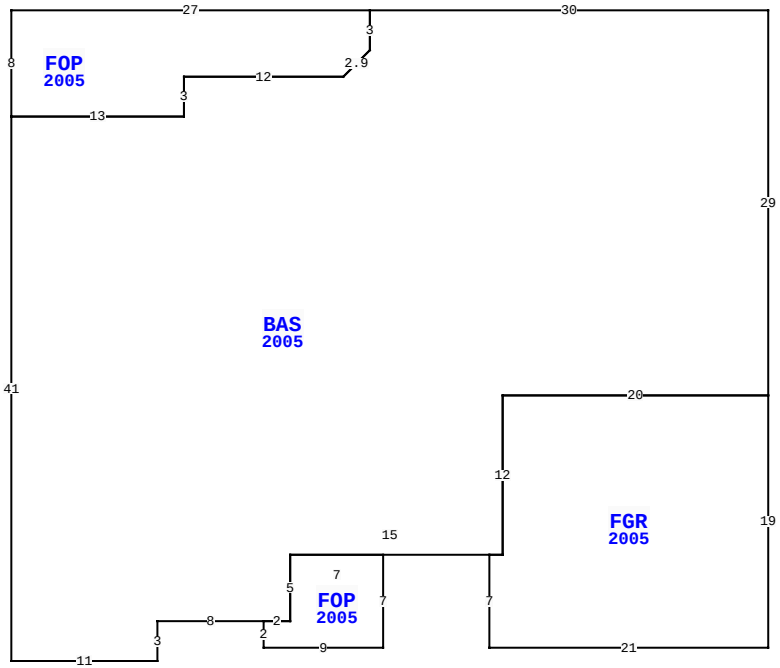
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2,063	268,216
FGR	387	55	213	27,692
FOP	53	30	16	2,080
FOP	172	30	52	6,761
TOTALS	2,675		2,344	304,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,344	119.6580	142.09	333,059	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 0 Heated Area: 2063 HX Base Yr



2019 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,749
TOTAL MARKET OB/XF VALUE		9,930
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		424,679
SOH/AGL Deduction		213,971
ASSESSED VALUE		210,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,708
TOTAL JUST VALUE		424,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051757	FENCE	2,000	05/09/2005
20051206	NEW CONSTR	2,000	02/09/2005
20051137	H/AC	5,000	01/27/2005
20041867	NEW CONSTR	145,000	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1823	3/02/2023	WD	Q	I	01	619,000
GRANTOR: FRANSOSO JOSEPH M & L						
GRANTEE: CARTWRIGHT WILLIAM						
1273/0615	11/12/2004	TD	Q	V		56,500
GRANTOR: ROWAN SHARON TRUSTEE						
GRANTEE: FRANSOSO JOSEPH M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FOP=[YR=2005] W27 S8 E13 N3 E12 U2 R2 N3 $ S3 L2 D2 W12 S3 W13 S41 E11 N3 E8 FOP=[YR=2005] S2 E9 N7 W7 S5 W2 $ E2 N5 E15 FGR=[YR=2005] S7 E21 N19 W20 S12 W1 $ E1 N12 E20 N29 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
3	0835	QUARY TILE	0	100	6	27	162.00	SF	10.00	10.00	100	2005	2005	3	87	1,409	
4	0910	SCRN RM L	0	100	6	27	162.00	SF	15.00	15.00	100	2005	2005	3	27	656	
5	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2005	2005	3	87	373	
6	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50	6.50	100	2005	2005	3	87	4,072	

LAND DESCRIPTION

TOTAL OB/XF 9,930

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	SFR	100	0003	R-1	83.00	98.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 07/10/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS