

MASON KATHERINE M
2059 INDIGO ST
FERNANDINA BEACH, FL 32034

00-00-31-163V-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		16	WD FR STUC 100		0900	01	2,178	113.4840	134.76	293,507	2005	2005		0	0	8.50	91.50	VALUATION BY		STANDARD																	
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2018													Heated Area: 1916					HX Base Yr 2018					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																				268,559														
Interior Wall		05	DRYWALL 100																				5,818														
Interior Floo		12	HARDWOOD 90																				121,000														
Interior Floo		15	HARDTILE 10																				395,377														
Air Condition		03	CENTRAL 100																				116,297														
Heating Type		04	AIR DUCTED 100																				279,080														
Bedrooms			3 100																				50,000					HX HB									
Bathrooms			2 100																				229,080														
Frame		02	WOOD FRAME 100																				395,377														
Stories			1. 1. 100																				0														
Units			0 100																																		
Occupancy		00	NONE 100																				370,227														
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		1,916	100	1,916	236,253																																
FGR		456	55	251	30,950																																
FOP		38	30	11	1,356																																
TOTALS		2,410		2,178	268,559																																
EXTRA FEATURES		2059 INDIGO ST, FERNANDINA BEACH																																			
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																				
1		0810	CONCRETE A	0 100	47	16	752.00	SF	6.50	6.50	100	2005	2005	3	87	4,253																					
2		0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3	87	390																					
3		0855	CONC PAVER	0 100	9	15	135.00	SF	10.00	10.00	100	2005	2005	3	87	1,175																					
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