

LOT 3
IN OR 2206/908
PARKVIEW II PB 7/312

BANKIERIS JANET P L/E/
1575 INDIGO ST
FERNANDINA BEACH, FL 32034-3795

2023

00-00-31-163W-0003-0000



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	10	ABOVE AVG 70	0900	01	2,824	110.3040	130.99	369,916	2011	2011	0	0	0	5.15	94.85	STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2013													Heated Area: 2503													
Roof Structur	08	IRREGULAR 100														HX Base Yr 2013													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	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	2,305	100	2,305	286,383																									
FGR	568	55	312	38,764																									
FOP	30	30	9	1,118																									
SFB	248	80	198	24,600																									
TOTALS	3,151		2,824	350,865																									
EXTRA FEATURES															1575 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	42	27	1,134.00	SF	6.50	6.50	100	2011	2011	3	93	6,855													
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2011	2011	3	93	181													
3	0462	ST/AL FNC	0	100	159	4	636.00	SF	10.00	10.00	100	2012	2012	3	71	4,516													
4	0855	CONC PAVER	0	100	0	0	261.00	SF	10.00	10.00	100	2019	2019	3	99	2,584													
5	0911	SCRN RM A	0	100	0	0	725.00	SF	17.50	17.50	100	2019	2019	3	90	11,419													
6	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	2019	2019	3	93	22,766													
7	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	100	2019	2019	3	99	1,742													
8	0845	KOOL DECK	0	100	0	0	261.00	SF	7.25	7.25	100	2019	2019	3	99	1,873													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												
REVIEW DATE 09/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																													