LOT 4
IN OR 1767/752
PARKVIEW II PB 7/312

MURALLO RUFINO V III & KIMBERLY
1597 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0004-0000

BUILDING CHARACTERISTICS

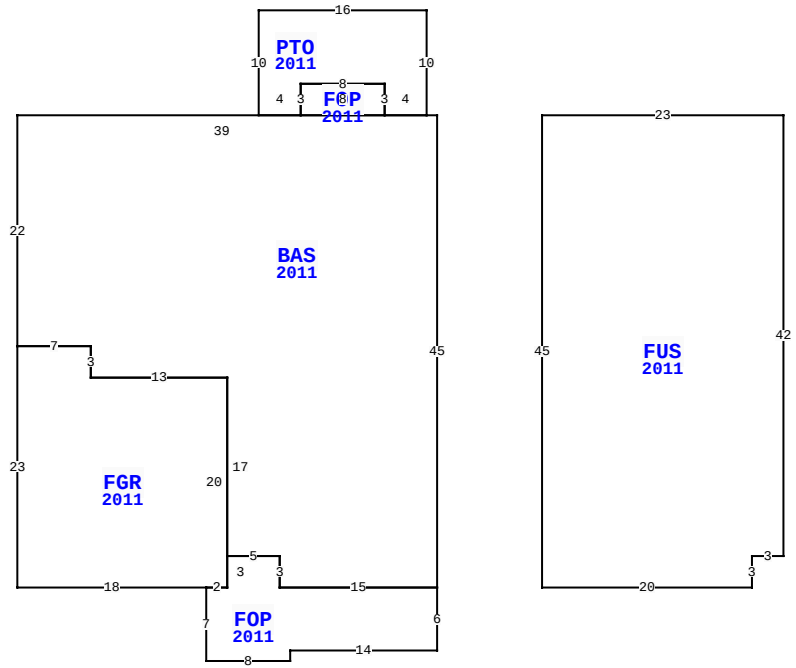
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,364	100	1,364	171,384
FGR	421	55	232	29,150
FOP	24	30	7	879
FOP	155	30	46	5,780
FUS	1,026	100	1,026	128,914
PTO	136	5	7	879
TOTALS	3,126		2,682	336,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,682	111.5520	132.47	355,285	2011	2011	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2013 Heated Area: 2390 HX Base Yr 2013



1597 INDIGO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		336,988
TOTAL MARKET OB/XF VALUE		5,579
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		452,567
SOH/AGL Deduction		229,561
ASSESSED VALUE		223,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,006
TOTAL JUST VALUE		452,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110945	NEW CONSTR	235,389	05/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0752	11/29/2011	WD	Q	I	01	220,000
GRANTOR: D R HORTON INC						
GRANTEE: MURALLO RUFINO V II						
1738/1340	5/10/2011	WD	U	V	30	50,000
GRANTOR: ISLE DE MAI INVESTMEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W1 PTO=[YR=2011] N10W16S10E4 FOP=[YR=2011] E8N3W8S3$ N3E8S3E4$ W39 S22 FGR=[YR=2011] S23E18 FOP=[YR=2011] S7E8N1E14 N6W15N3W5S3 W2$ E2N20W13N3W7$ E7S3E13S17 E5S3E15N45$ PTR=E10 FUS=[YR=2011] S45E20N3E3N42W23$ W10$.

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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2011	2011	3	93	163	
2	0810	CONCRETE A	0	100	56	16	896.00	SF	6.50	6.50	100	2011	2011	3	93	5,416	

LAND DESCRIPTION

TOTAL OB/XF 5,579

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	0.00	0.00	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