

LOT 8  
IN OR 1914/1774  
PARKVIEW II PB 7/312

SKORSKI RAYMOND A & LISA H  
1677 INDIGO ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0008-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 10 ABOVE AVG 70   |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 60      |
| Interior Floor           | 11 CLAY TILE 40   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 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       | 970              | 100         | 970          | 120,610              |
| FGR       | 399              | 55          | 219          | 27,230               |
| FOP       | 72               | 30          | 22           | 2,735                |
| FSP       | 120              | 40          | 48           | 5,968                |
| FUS       | 1,306            | 100         | 1,306        | 162,387              |
| TOTALS    | 2,867            |             | 2,565        | 318,931              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 746.00 | SF | 5.20  | 5.20           | 100       | 2014    |
| 2              | 0810       | CONCRETE A  | 0 100   | 7 | 3 | 21.00  | SF | 6.50  | 6.50           | 100       | 2014    |
| 3              | 0462       | ST/AL FNC   | 0 100   | 0 | 0 | 624.00 | SF | 10.00 | 10.00          | 100       | 2015    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 2,565     | 108.6720    | 129.05         | 331,013        | 2014 | 2014 | 0    | 0    | 3.65 | 96.35  |
| 1 SNGL FAM - 100% - 2015 Heated Area: 2276 HX Base Yr 2015 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 1677 INDIGO ST, FERNANDINA BEACH                           |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,869       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 318,931     |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,869       |  |
| TOTAL LAND VALUE - MARKET |  | 110,000     |  |
| TOTAL MARKET VALUE        |  | 437,800     |  |
| SOH/AGL Deduction         |  | 156,486     |  |
| ASSESSED VALUE            |  | 281,314     |  |
| TOTAL EXEMPTION VALUE     |  | 50,000      |  |
| BASE TAXABLE VALUE        |  | 231,314     |  |
| TOTAL JUST VALUE          |  | 437,800     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 405,766     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20140800   | SCRNWALL    | 1,316   | 04/24/2014 |
| 20131573   | NEW CONSTR  | 243,499 | 07/05/2013 |
| 20131575   | REPAIR/RRF  | 1,987   | 07/05/2013 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 1914/1774                      | 4/25/2014 | SW        | Q     | I     | 02     |
| GRANTOR: D R HORTON INC-JACKSO |           |           |       |       |        |
| GRANTEE: SKORSKI RAYMOND A &   |           |           |       |       |        |
| 1844/0495                      | 2/28/2013 | WD        | U     | V     | 30     |
| GRANTOR: ISLE DE MAI INVESTMEN |           |           |       |       |        |
| GRANTEE: D R HORTON INC-JACK   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W13 FSP=[YR=2014] N10 W12 S10 E12\$ W24 S37<br>FOP=[YR=2014] S4 E18 N4 W18\$ E18 FGR=[YR=2014] E19 N21 W19<br>S21\$ N21 E19 N16\$ PTR= E15 FUS=[YR=2014] E37 S37 W19 N12 W4<br>S7 W3 S5 W11 N37\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |