

LOT 11
IN OR 1883/391
PARKVIEW II PB 7/312

LANGFORD PATRICIA PEACOCK
1753 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0011-0000



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 80	0900	01	2,085	110.6420	131.39	273,948	2013	2013	0	0	4.10	95.90	STANDARD													
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2014													Heated Area: 1770												
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2014												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 70																										
Interior Floor	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
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	1,770	100	1,770	223,025																								
FGR	430	55	236	29,737																								
FOP	80	30	24	3,024																								
FOP	122	30	37	4,662																								
PTO	350	5	18	2,268																								
TOTALS				2,752	2,085	262,716																						
EXTRA FEATURES				1753 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	0811	CONCRETE B	0	100	0	0	689.00	SF	5.20	5.20	100	2013	2013	3	95	3,404												
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2013	2013	3	95	130												
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2013	2013	3	65	3,120												
TOTAL OB/XF 6,654																												
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											
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																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1256	8/07/2014	QC	U	I	11	100

GRANTOR: DRH ENERGY INC

GRANTEE: LANGFORD PATRICIA P

1883/0391	9/26/2013	SW	Q	I	02	221,300
-----------	-----------	----	---	---	----	---------

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LANGFORD PATRICIA P

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W35 S10 BAS=[YR=2013] W5 S36 FGR=[YR=2013] S23 E19 FOP=[YR=2013] S2 E21 N6 W20 S4 W1\$ E1 N21 W15 N2 W5\$ E5 S2 E15 S17 E20 N47 FOP=[YR=2013] N8 W10 S8 E10\$ W10 N8 W25\$ E35 N10\$.