LOT 12
PARKVIEW II PB 7/312

FANZO DALE T & PATRICIA A
1775 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

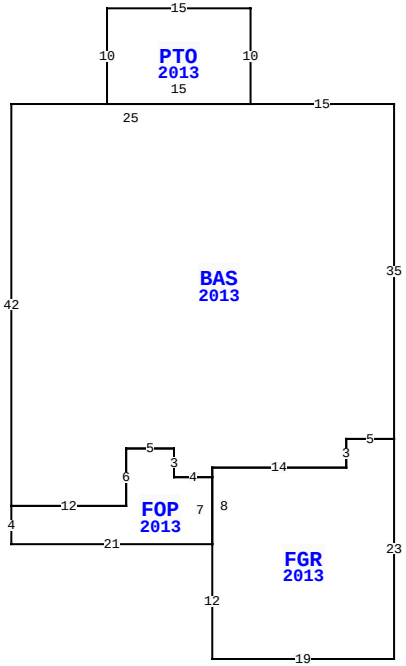
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,547	100	1,547	204,078
FGR	395	55	217	28,627
FOP	126	30	38	5,013
PTO	150	5	8	1,055
TOTALS	2,218		1,810	238,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,810	115.9000	137.63	249,110	2013	2013	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2022 Heated Area: 1547 HX Base Yr 2022



1775 INDIGO ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,772
TOTAL MARKET OB/XF VALUE		3,390
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		352,162
SOH/AGL Deduction		12,351
ASSESSED VALUE		339,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,811
TOTAL JUST VALUE		352,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122508	NC SFR	163,344	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2512/0915	11/09/2021	WD	Q	I	01	455,000
GRANTOR: BLANTON GARRY J & KAR						
GRANTEE: FANZO DALE T & PATR						
2065/1651	8/17/2016	WD	Q	I	01	253,500
GRANTOR: CARTER DEBORAH PEACOC						
GRANTEE: BLANTON GARRY J & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 PTO=[YR=2013] N10 W15 S10 E15$ W25 S42
FOP=[YR=2013] S4 E21 FGR=[YR=2013] S12 E19 N23 W5 S3 W14 S8$
N7 W4 N3 W5 S6 W12$ E12 N6 E5 S3 E4 N1 E14 N3 E5 N35$.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2013	2013	3	95	3,260	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2013	2013	3	95	130	

LAND DESCRIPTION

TOTAL OB/XF 3,390

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