



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	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	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

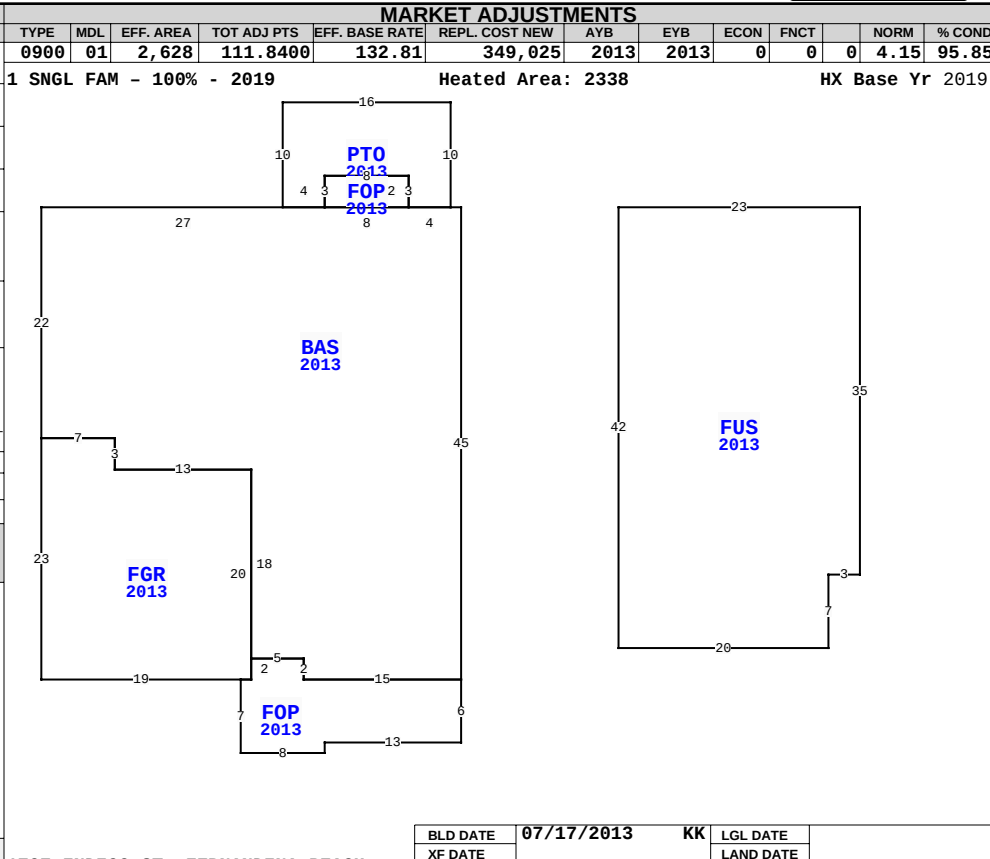
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	177,326
FGR	421	55	232	29,533
FOP	24	30	7	891
FOP	144	30	43	5,474
FUS	945	100	945	120,297
PTO	160	5	8	1,018

TOTALS	3,087		2,628	334,540
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	



1797 INDIGO ST, FERNANDINA BEACH	BLD DATE 07/17/2013	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		334,540	
TOTAL MARKET OB/XF VALUE		4,188	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		448,728	
SOH/AGL Deduction		291,926	
ASSESSED VALUE		156,802	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		106,802	
TOTAL JUST VALUE		448,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122505	NC SFR	244,698	12/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0716	9/10/2021	QC	U	I	11	100
GRANTOR: CUASON JULIE LYNN & K						
GRANTEE: CUASON JULIE L						
2239/1256	11/26/2018	WD	Q	I	01	340,000
GRANTOR: TAFRESHI ALEXANDER &						
GRANTEE: CUASON JULIE LYNN &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W1 PTO=[YR=2013] N10 W16 S10 E4 FOP=[YR=2013] N3 E8 S3 W8\$ E12\$ W4 N3 W8 S3 W27 S22 FGR=[YR=2013] S23 E19 FOP=[YR=2013] S7 E8 N1 E13 N6 W15 N2 W5 S2 W1\$ E1 N20 W13 N3 W7\$ E7 S3 E13 S18 E5 S2 E15 N45\$ PTR= E15 FUS=[YR=2013] E23 S35 W3 S7 W20 N42 \$ W15\$.											

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