LOT 14
IN OR 2186/1001
PARKVIEW II PB 7/312

GRAZIANI ANTHONY D & MADELINE
1811 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

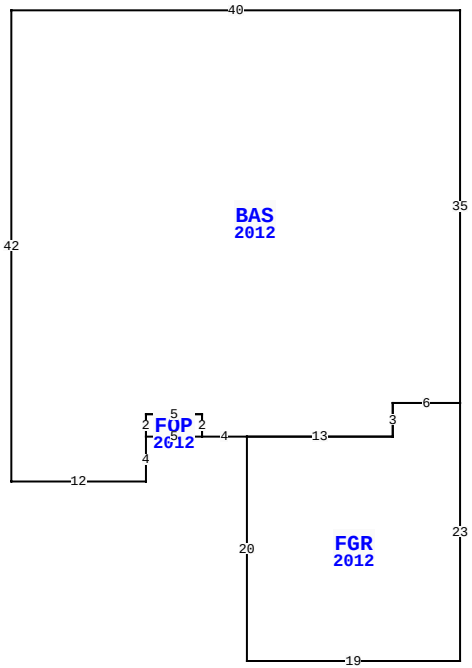
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,540	100	1,540	217,511
FGR	398	55	219	30,931
FOP	10	30	3	423
TOTALS	1,948		1,762	248,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,762	125.0000	148.44	261,551	2012	2012	0	0	0	4.85	95.15

1 SNGL FAM – 100% - 2019 Heated Area: 1540 HX Base Yr 2019



1811 INDIGO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,866
TOTAL MARKET OB/XF VALUE		21,666
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		380,532
SOH/AGL Deduction		110,644
ASSESSED VALUE		269,888
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,888
TOTAL JUST VALUE		380,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122342	SCREEN POOL ENCLO	4,644	11/19/2012
20122103	SWIM POOL	20,795	10/12/2012
20120296	NEW CONSTR	158,688	02/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1001	3/22/2018	WD	Q	I	01	315,000
GRANTOR: POPIANO JAMES A & SAN						
GRANTEE: GRAZIANI ANTHONY D						
1809/1984	8/22/2012	WD	Q	I	01	197,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POPIANO JAMES A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S42E12N4 FOP=[YR=2012] E5N2W5S2$ N2E5S2E4
FGR=[YR=2012] S20 E19 N23 W6S3W13$ E13N3E6N35$.

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	29	3	87.00	SF	6.50	6.50	100	2012	2012	3	94	532	
2	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2012	2012	3	94	4,204	
3	0861	POOL GUNIT	0	100	10	17	170.00	SF	85.00	85.00	100	2012	2012	3	71	10,260	
4	0845	KOOL DECK	0	100	0	0	325.00	SF	7.25	7.25	100	2012	2012	3	94	2,215	
5	0910	SCRN RM L	0	100	15	33	495.00	SF	15.00	15.00	100	2012	2012	3	60	4,455	

LAND DESCRIPTION

TOTAL OB/XF 21,666

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