LOT 15
IN OR 1811/1383
ESMT PT OR 1752/857

LEWIS CHARLES C JR & LYNDA C
1833 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0015-0000

BUILDING CHARACTERISTICS

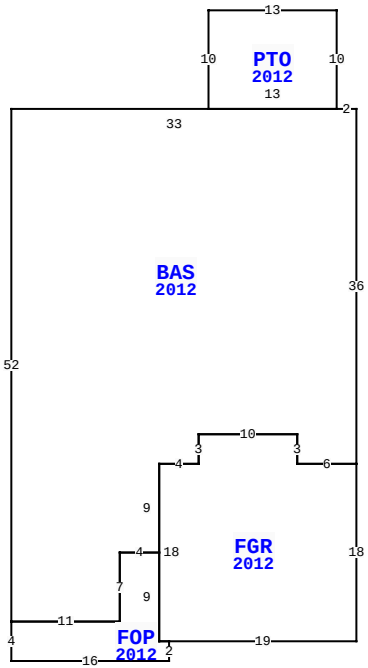
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,442	100	1,442	196,095
FGR	390	55	214	29,102
FOP	90	30	27	3,672
PTO	130	5	6	816
TOTALS	2,052		1,689	229,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,689	120.1000	142.62	240,885	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2013 Heated Area: 1442 HX Base Yr 2013



1833 INDIGO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,684
TOTAL MARKET OB/XF VALUE		4,283
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		343,967
SOH/AGL Deduction		176,910
ASSESSED VALUE		167,057
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		112,057
TOTAL JUST VALUE		343,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120051	NEW CONSTR	151,278	11/29/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/0963	7/24/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: LEWIS CHARLES C JR						
1811/1383	8/30/2012	WD	Q	I	02	187,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LEWIS CHARLES C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 PTO=[YR=2012] N10W13S10 E13$ W33 S52
FOP=[YR=2012] S4E16N2 FGR=[YR=2012] E19N18 W6N3W10S3W4S18 E1$
W1N9W4S7W11$ E11N7E4N9E4N3 E10S3E6N36$.

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	40	17	680.00	SF	6.50	6.50	100	2012	2012	3	94	4,155	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2012	2012	3	94	128	

LAND DESCRIPTION

TOTAL OB/XF 4,283

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