

LOT 16
IN OR 1758/1875
PARKVIEW II PB 7/312

LEE CHRISTOPHER SR & ROSEMARY
1855 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0016-0000



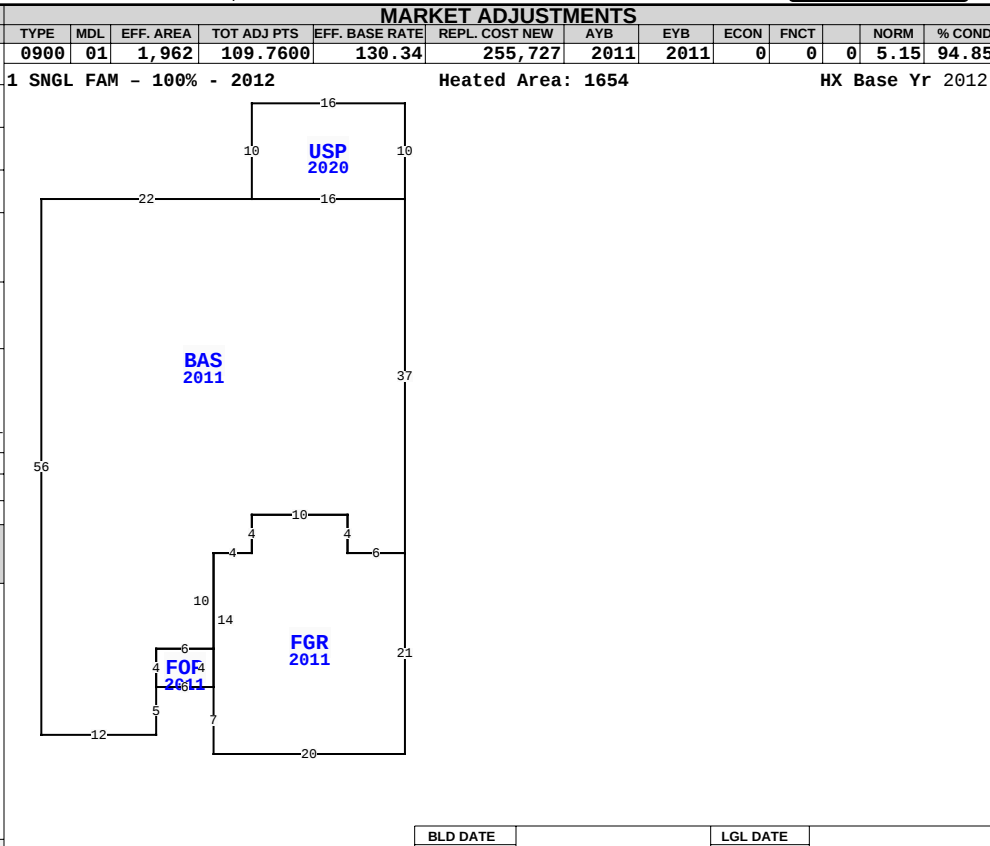
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,654	100	1,654	204,480
FGR	460	55	253	31,278
FOP	24	30	7	865
USP	160	30	48	5,934
TOTALS	2,298		1,962	242,557

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



1855 INDIGO ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	242,557		
TOTAL MARKET OB/XF VALUE	4,220		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	356,777		
SOH/AGL Deduction	197,330		
ASSESSED VALUE	159,447		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	109,447		
TOTAL JUST VALUE	356,777		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	333,567		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200367	ADDITION	3,900	06/23/2020
20110882	NEW CONSTR	177,408	05/17/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1930/0183	7/17/2014	QC	U	I	11	100	
GRANTOR: DRH ENERGY INC							
GRANTEE: LEE CHRISTOPHER SR							
1758/1875	9/30/2011	WD	Q	I	02	211,000	
GRANTOR: D R HORTON INC							
GRANTEE: LEE CHRISTOPHER SR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2020] W16S10 BAS=[YR=2011] W22 S56 E12N5 FOP=[YR=2011] E6 FGR=[YR=2011] S7E20 N21W6N4W10S4W4S14\$ N4W6S4\$ N4 E6N10 E4N4 E10S4 E6N37W16\$ E16 N10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	