



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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

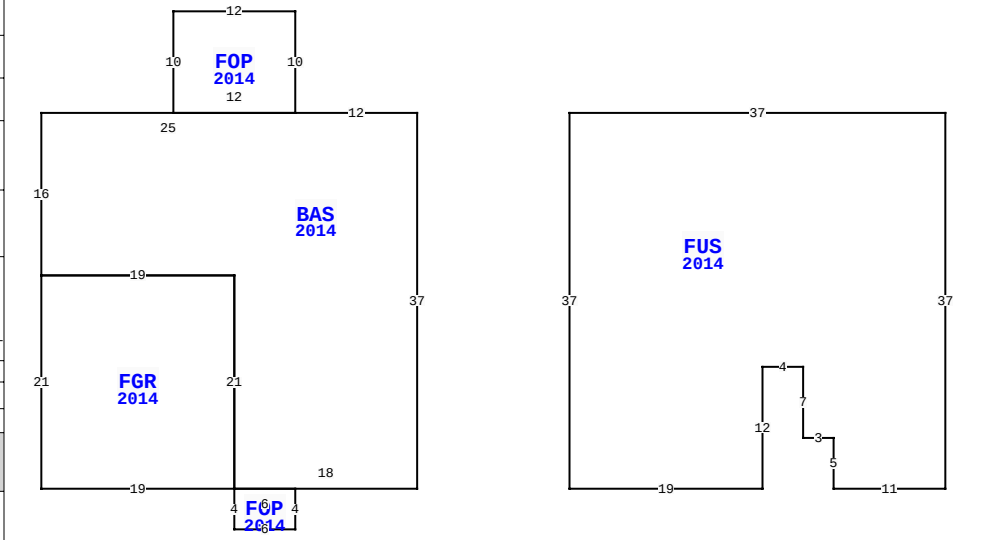
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	120,798
FGR	399	55	219	27,273
FOP	24	30	7	871
FOP	120	30	36	4,483
FUS	1,306	100	1,306	162,640
TOTALS	2,819		2,538	316,065

L N	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		848.00	SF 5.20	5.20	100	2014	2014	3	95	4,189
2	0810	CONCRETE A	0	100	9	3		27.00	SF 6.50	6.50	100	2014	2014	3	95	167

LAND DESCRIPTION			TOTAL OB/XF 4,356													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,538	108.6720	129.05	327,529	2014	2014	0	0
1 SNGL FAM - 100% - 2015 Heated Area: 2276 HX Base Yr 2015									



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

1877 INDIGO ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			316,065
TOTAL MARKET OB/XF VALUE			4,356
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			430,421
SOH/AGL Deduction			154,085
ASSESSED VALUE			276,336
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			226,336
TOTAL JUST VALUE			430,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132708	NEW CONSTR	250,799	11/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0254	10/29/2022	QD	U	I	11	100
GRANTOR: GRAY ROBERTA B						
GRANTEE: GRAY ROBERTA B REVO						
1919/1581	5/21/2014	SW	Q	I	01	280,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRAY JOHN P & ROBER						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2014] W12 FOP=[YR=2014] N10 W12 S10 E12\$ W25 S16 FGR=[YR=2014] S21 E19 N21 W19\$ E19 S21 FOP=[YR=2014] S4 E6 N4 W6\$ E18 N37\$ PTR=E15 FUS=[YR=2014] E37 S37 W11 N5 W3 N7 W4 S12 W19 N37\$ W15\$.															