



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	14	CARPET 70
Interior Floo	12	HARDWOOD 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

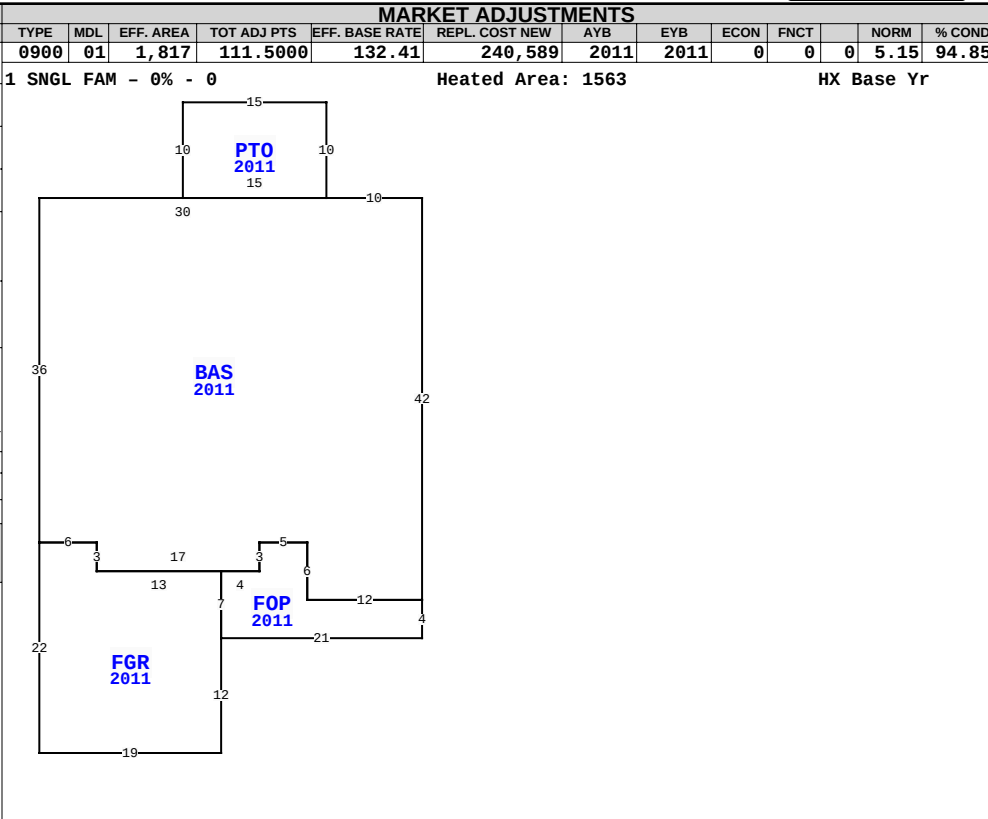
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1,563	196,299
FGR	379	55	208	26,123
FOP	126	30	38	4,773
PTO	150	5	8	1,004

TOTALS	2,218	1,817	228,199
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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	0810	CONCRETE A	0	0	49	16			784.00	SF	6.50				4,739	
2	0810	CONCRETE A	0	0	20	3			60.00	SF	6.50				363	

LAND DESCRIPTION			TOTAL OB/XF 5,102													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000000	C	VAC RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00



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

1888 INDIGO ST, FERNANDINA BEACH			
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	228,199		
TOTAL MARKET OB/XF VALUE	5,102		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	343,301		
SOH/AGL Deduction	32,891		
ASSESSED VALUE	310,410		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	310,410		
TOTAL JUST VALUE	343,301		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	320,810		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110158	NEW CONSTR	155,665	02/04/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0797	2/26/2019	WD	Q	I	02	295,000
GRANTOR: MCGROREY SCOTT M						
GRANTEE: PITCHER HOWARD A &						
1745/0590	6/28/2011	WD	Q	I	01	200,000
GRANTOR: D R HORTON INC						
GRANTEE: MCGROREY SCOTT M						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2011] W10 PTO=[YR=2011] N10W15S10 E15\$ W30 S36 FGR=[YR=2011] S22E19N12 FOP=[YR=2011] E21N4 W12N6 W5S3W4S7\$ N7W13N3W6\$ E6S3E17N3E5S6 E12 N42\$.																