LOT 20
IN OR 2212/105
PARKVIEW II PB 7/312

FOXWORTH KERRY R & JEAN A
1844 INDIGO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163W-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

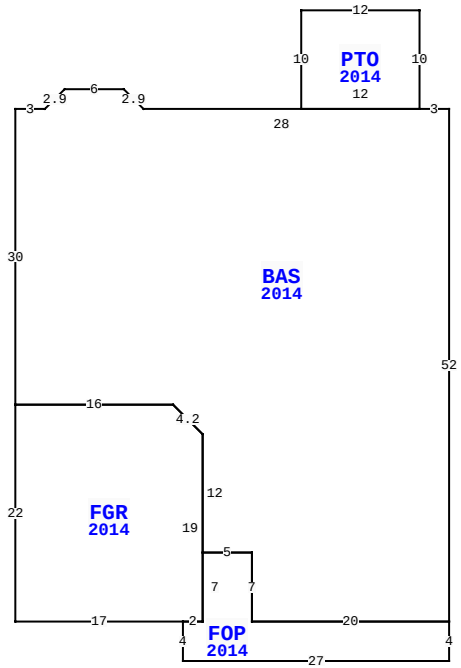
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,856	100	1,856	245,778
FGR	414	55	228	30,192
FOP	143	30	43	5,694
PTO	120	5	6	795
TOTALS	2,533		2,133	282,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	115.7380	137.44	293,160	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2019 Heated Area: 1856 HX Base Yr 2019



1844 INDIGO ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,460
TOTAL MARKET OB/XF VALUE		3,746
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		396,206
SOH/AGL Deduction		117,273
ASSESSED VALUE		278,933
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,933
TOTAL JUST VALUE		396,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132872	H/AC	3,516	12/26/2013
20132162	NEW CONSTR	219,950	09/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/0105	7/17/2018	WD	Q	I	01	345,000
GRANTOR: ISHAM NANCY & KURT						
GRANTEE: FOXWORTH KERRY R &						
1908/0524	3/20/2014	SW	Q	I	01	250,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ISHAM NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W3 PTO=[YR=2014] N10 W12 S10 E12$ W28 U2 L2 W6 D2 L2 W3 S30 FGR=[YR=2014] S22 E17 FOP=[YR=2014] S4 E27 N4 W20 N7 W5 S7 W2$ E2 N19 U3 L3 W16$ E16 D3 R3 S12 E5 S7 E20 N52$.

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	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2014	2014	3	95	3,616	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2014	2014	3	95	130	

LAND DESCRIPTION

TOTAL OB/XF 3,746

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 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS