

LOT 11
IN OR 1918/385
PARKVIEW PB 6/390

KIMBALL JUSTIN & JANA
2039 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163V-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	19	MARBLE 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	1,786	100	1,786	249,885
FGR	420	55	231	32,320
FOP	42	30	13	1,819
FOP	268	30	80	11,193
TOTALS	2,516		2,110	295,216

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
2	0810	CONCRETE A	0 100	11	14	154.00	SF	6.50	
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	
4	0810	CONCRETE A	0 100	44	16	704.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1	80.00	98.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,110	123.6760	154.60	326,206	2004	2004	0	0
1 SNGL FAM - 100% - 2015									
Heated Area: 1786									
HX Base Yr 2015									
2039 INDIGO ST, FERNANDINA BEACH									

TOTAL OB/XF									
5,298									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,216	
TOTAL MARKET OB/XF VALUE		5,298	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		465,514	
SOH/AGL Deduction		251,559	
ASSESSED VALUE		213,955	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		163,955	
TOTAL JUST VALUE		465,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042198	OTHER	1,000	11/22/2004
20041245	NEW CONSTR	120,000	07/07/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1918/0385	5/20/2014	WD	Q	I	01
GRANTOR: URIE ANTHONY					SALE PRICE
GRANTEE: KIMBALL JUSTIN & JA					236,000
GRANTOR: HANNAH JAMES R JR					
GRANTEE: URIE ANTHONY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W20 FOP=[YR=2004] W28 S10 E18 U2 R2 E4 R2 D2 E2N10S\$10W2 U2 L2 W4 L2 D2 W30S36 E12 N6 E10 FOP=[YR=2004] S3 E8 N3 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=2004] S7 E20 N21 W20 S14\$ N14 E20 N26\$.									