LOT 1
IN OR 1858/1751
PARKVIEW II PB 7/312

YOUNGBLOOD JOEL R & SANDRA K
1531 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

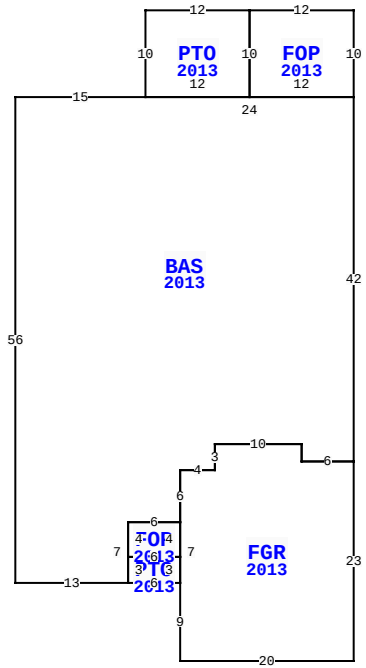
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,846	100	1,846	253,991
FGR	476	55	262	36,049
FOP	24	30	7	963
FOP	120	30	36	4,953
PTO	18	5	1	137
PTO	120	5	6	826
TOTALS	2,604		2,158	296,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	115.4440	144.30	311,399	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2014 Heated Area: 1846 HX Base Yr 2014



1531 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,919
TOTAL MARKET OB/XF VALUE		3,603
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		450,522
SOH/AGL Deduction		204,775
ASSESSED VALUE		245,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,747
TOTAL JUST VALUE		450,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130201	NC SFR	199,000	01/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1937/1862	9/02/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: YOUNGBLOOD JOEL R &						
1858/1751	5/24/2013	WD	Q	I	02	222,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YOUNGBLOOD JOEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W12 PTO=[YR=2013] W12 S10 BAS=[YR=2013] W15 S56 E13 PTO=[YR=2013] E6 FGR=[YR=2013] S9 E20 N23 W6 N2 W10 S3 W4 S6 FOP=[YR=2013] W6 S4 E6 N4$ S7$ N3 W6 S3$ N7 E6 N6 E4 N3 E10 S2 E6 N42 W24$ E12 N10$ S10 E12 N10$.

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	689.00	SF	5.20	5.20	100	2013	2013	3	94	3,368	
2	0811	CONCRETE B	0	100	0	0	48.00	SF	5.20	5.20	100	2013	2013	3	94	235	

LAND DESCRIPTION

TOTAL OB/XF 3,603

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	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS