

LOT 3
IN OR 2206/908
PARKVIEW II PB 7/312

BANKIERIS JANET P L/E/
1575 INDIGO ST
FERNANDINA BEACH, FL 32034-3795

2024

00-00-31-163W-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	10	ABOVE AVG 70	0900	01	2,824	110.3040	137.88	389,373	2011	2011	0	0	0	5.65	94.35	VALUATION BY STANDARD																		
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2013										Heated Area: 2503					HX Base Yr 2013					Tax Group: 2 Tax Dist:											
Roof Structur	08	IRREGULAR 100											BUILDING MARKET VALUE 367,373																					
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE 50,365																					
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET 150,000																					
Interior Floo	14	CARPET 70											TOTAL MARKET VALUE 567,738																					
Interior Floo	15	HARDTILE 30											SOH/AGL Deduction 290,575																					
Air Condition	03	CENTRAL 100											ASSESSED VALUE 277,163																					
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE HX HB 50,000																					
Bedrooms	4	100											BASE TAXABLE VALUE 227,163																					
Bathrooms	3	100											TOTAL JUST VALUE 567,738																					
Frame	02	WOOD FRAME 100											NCON VALUE 0																					
Stories	1.	1. 100											INCOME VALUE																					
Units	0	100											PREVIOUS YEAR MKT VALUE 512,801																					
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	2,305	100	2,305	299,857																														
FGR	568	55	312	40,588																														
FOP	30	30	9	1,171																														
SFB	248	80	198	25,758																														
TOTALS		3,151		2,824	367,373																													
EXTRA FEATURES					1575 INDIGO ST, FERNANDINA BEACH										BLD DATE					LGL DATE					03/19/2024					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	100	42	27	1,134.00	SF	6.50	6.50	100	2011	2011	3	92	6,781																		
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2011	2011	3	92	179																		
3	0462	ST/AL FNC	0	100	159	4	636.00	SF	10.00	10.00	100	2012	2012	3	68	4,325																		
4	0855	CONC PAVER	0	100	0	0	261.00	SF	10.00	10.00	100	2019	2019	3	98	2,558																		
5	0911	SCRN RM A	0	100	0	0	725.00	SF	17.50	17.50	100	2019	2019	3	86	10,911																		
6	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	2019	2019	3	90	22,032																		
7	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	100	2019	2019	3	98	1,725																		
8	0845	KOOL DECK	0	100	0	0	261.00	SF	7.25	7.25	100	2019	2019	3	98	1,854																		