

SAGE ROBERT A
1611 INDIGO STREET
FERNANDINA BEACH, FL 32034

00-00-31-163W-0005-0000

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	15	HARDTILE 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	1,845	100	1,845	240,747
FGR	414	55	228	29,750
FOP	44	30	13	1,696
FSP	91	40	36	4,698
TOTALS	2,394		2,122	276,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	110.6420	138.30	293,473	2011	2011		0	0	5.65	94.35

1 SNGL FAM - 100% - 2013
Heated Area: 1845
HX Base Yr 2013

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/19/2024 MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE	276,892
TOTAL MARKET OB/XF VALUE	4,240
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	431,132
SOH/AGL Deduction	240,302
ASSESSED VALUE	190,830
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	140,830
TOTAL JUST VALUE	431,132
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,737

PERMIT NUM DESCRIPTION AMT ISSUED

20111522	NEW CONSTR	190,075	09/01/2011
----------	------------	---------	------------

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1776/1823	1/30/2012	WD	Q	I	01	205,000

GRANTOR:D R HORTON INC

GRANTEE:SAGE ROBERT A

1749/1936	7/25/2011	WD	U	V	30	50,000
-----------	-----------	----	---	---	----	--------

GRANTOR:ISLE DE MAI INVESTMEN

GRANTEE:D R HORTON INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W28 FSP=[YR=2012] N7W13S7E13 \$ W16 S52 E19
FOP=[YR=2011] S2E7N2 FGR=[YR=2011] E18N22W16 L3 D3 S19E1\$
W1N6W5S6W1\$E1 N6E5N13 U3 R3 E16N30\$.

EXTRA FEATURES

1611 INDIGO ST, FERNANDINA BEACH

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	7	3	21.00	SF	6.50	6.50	100	2011	2011	3	92	126	
2	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2011	2011	3	92	4,114	

LAND DESCRIPTION TOTAL OB/XF 4,240

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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