LOT 6
IN OR 2026/1284
PARKVIEW II PB 7/312

FALLON JEFFREY MICHAEL & JAIME LYNN-HARMON
1633 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

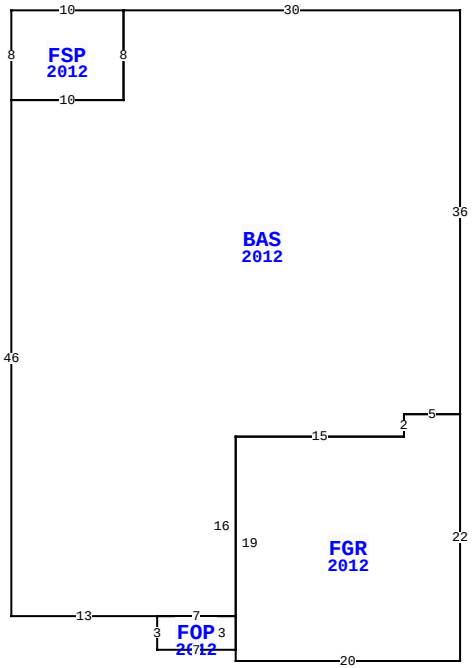
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,750	100	1,750	238,922
FGR	410	55	226	30,855
FOP	21	30	6	820
FSP	80	40	32	4,369
TOTALS	2,261		2,014	274,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,014	115.1500	143.94	289,895	2012	2012	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2018 Heated Area: 1750 HX Base Yr 2018



1633 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		274,965
TOTAL MARKET OB/XF VALUE		4,322
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		429,287
SOH/AGL Deduction		156,361
ASSESSED VALUE		272,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,926
TOTAL JUST VALUE		429,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120977	NEW CONSTR	159,000	05/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1284	2/01/2016	WD	Q	I	01	252,900
GRANTOR: MALLOY WILLIAM L & MA						
GRANTEE: FALLON JEFFREY MICH						
1949/0398	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MALLOY WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FSP=[YR=2012] W10S8E10N8 $ S8W10S46E13 FOP=[YR=2012] S3E7 FGR=[YR=2012] S1E20N22W5 S2W15 S19$ N3W7$ E7N16E15N2E5N36$.

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	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2012	2012	3	93	4,159	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2012	2012	3	93	163	

LAND DESCRIPTION

TOTAL OB/XF 4,322

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