LOT 8
IN OR 1914/1774
PARKVIEW II PB 7/312

SKORSKI RAYMOND A & LISA H
1677 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0008-0000

BUILDING CHARACTERISTICS

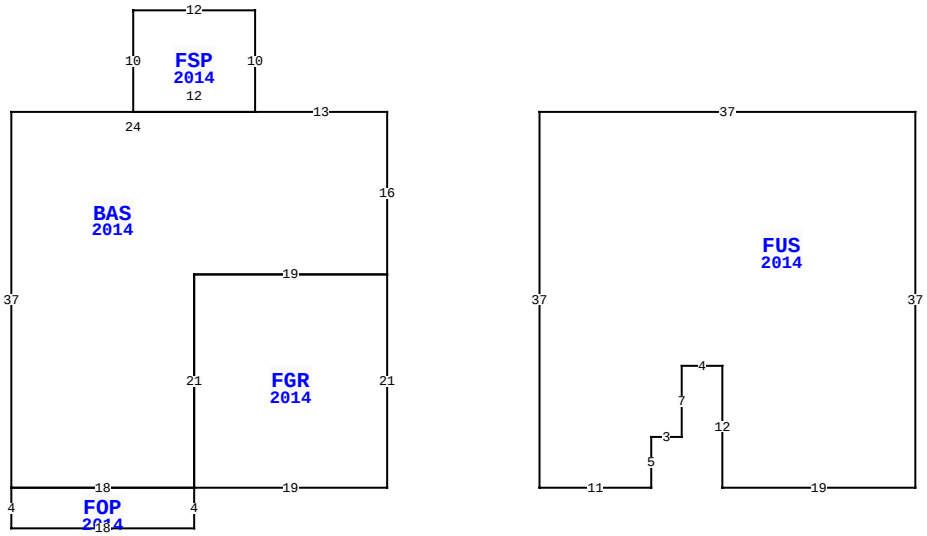
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	970	100	970	126,297
FGR	399	55	219	28,514
FOP	72	30	22	2,864
FSP	120	40	48	6,249
FUS	1,306	100	1,306	170,045
TOTALS	2,867		2,565	333,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,565	108.6720	135.84	348,430	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2015 Heated Area: 2276 HX Base Yr 2015



1677 INDIGO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,970
TOTAL MARKET OB/XF VALUE		8,682
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		492,652
SOH/AGL Deduction		202,899
ASSESSED VALUE		289,753
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,753
TOTAL JUST VALUE		492,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140800	SCRNWALL	1,316	04/24/2014
20131573	NEW CONSTR	243,499	07/05/2013
20131575	REPAIR/RRF	1,987	07/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1774	4/25/2014	SW	Q	I	02	270,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SKORSKI RAYMOND A &						
1844/0495	2/28/2013	WD	U	V	30	175,000
GRANTOR: ISLE DE MAI INVESTMEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FSP=[YR=2014] N10 W12 S10 E12$ W24 S37 FOP=[YR=2014] S4 E18 N4 W18$ E18 FGR=[YR=2014] E19 N21 W19 S21$ N21 E19 N16$ PTR= E15 FUS=[YR=2014] E37 S37 W19 N12 W4 S7 W3 S5 W11 N37$ W15$.

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	746.00	SF	5.20	5.20	100	2014	2014	3	95	3,685	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2014	2014	3	95	130	
3	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2015	2015	3	78	4,867	

LAND DESCRIPTION

TOTAL OB/XF 8,682

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS