LOT 13
PARKVIEW II PB 7/312

CUASON JULIE LYNN
1797 INDIGO STREET
FERNANDINA BEACH, FL 32035

**2024**

**00-00-31-163W-0013-0000**

## BUILDING CHARACTERISTICS

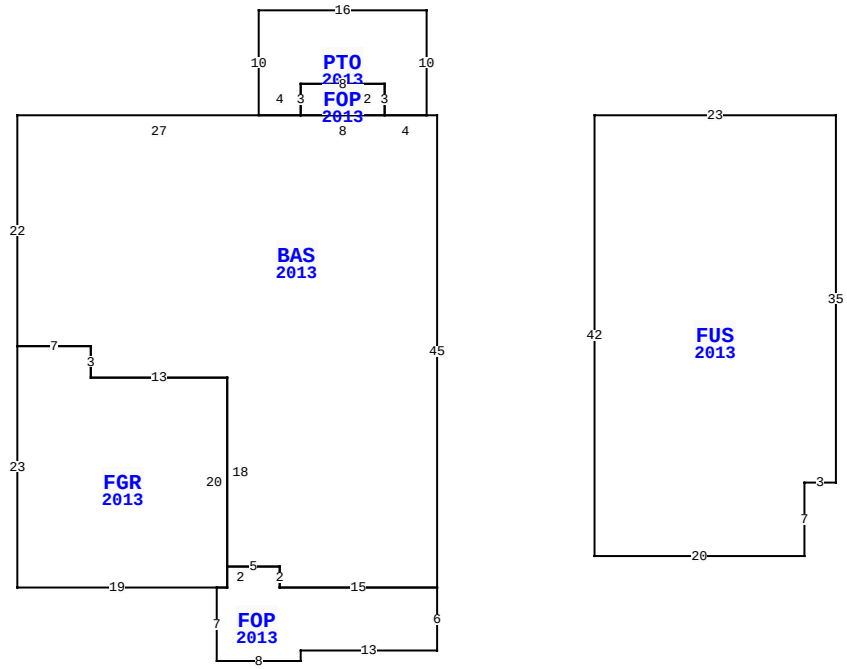
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,393 | 100 | 1,393 | 185,686 |
| FGR | 421 | 55 | 232 | 30,926 |
| FOP | 24 | 30 | 7 | 933 |
| FOP | 144 | 30 | 43 | 5,731 |
| FUS | 945 | 100 | 945 | 125,968 |
| PTO | 160 | 5 | 8 | 1,066 |
| TOTALS | 3,087 | | 2,628 | 350,310 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,628 | 111.8400 | 139.80 | 367,394 | 2013 | 2013 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SNGL FAM – 100% - 2019 Heated Area: 2338 HX Base Yr 2019




1797 INDIGO ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 07/17/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | 03/19/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 350,310 |
| TOTAL MARKET OB/XF VALUE | | 4,144 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 504,454 |
| SOH/AGL Deduction | | 342,948 |
| ASSESSED VALUE | | 161,506 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 111,506 |
| TOTAL JUST VALUE | | 504,454 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 448,728 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122505 | NC SFR | 244,698 | 12/13/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2497/0716 | 9/10/2021 | QC | U | I | 11 | 100 |
| GRANTOR: CUASON JULIE LYNN & K | | | | | | |
| GRANTEE: CUASON JULIE L | | | | | | |
| 2239/1256 | 11/26/2018 | WD | Q | I | 01 | 340,000 |
| GRANTOR: TAFRESHI ALEXANDER & | | | | | | |
| GRANTEE: CUASON JULIE LYNN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W1 PTO=[YR=2013] N10 W16 S10 E4 FOP=[YR=2013] N3 E8 S3 W8$ E12$ W4 N3 W8 S3 W27 S22 FGR=[YR=2013] S23 E19 FOP=[YR=2013] S7 E8 N1 E13 N6 W15 N2 W5 S2 W1$ E1 N20 W13 N3 W7$ E7 S3 E13 S18 E5 S2 E15 N45$ PTR= E15 FUS=[YR=2013] E23 S35 W3 S7 W20 N42 $ 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 | 814.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 3,979 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 94 | 165 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,144

| 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