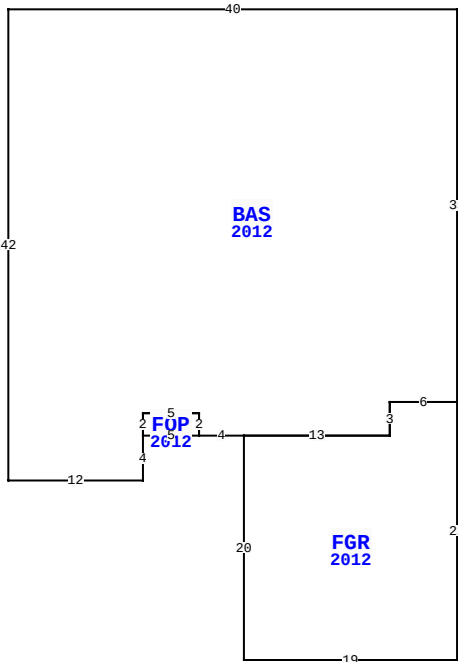


GRAZIANI ANTHONY D & MADELINE
1811 INDIGO ST
FERNANDINA BEACH, FL 32034

00-00-31-163W-0014-0000

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		16	WD FR STUC 70		0900	01	1,762	125.0000	156.25	275,312	2012	2012		0	0	5.35	94.65	VALUATION BY		STANDARD																
Exterior Wall		10	ABOVE AVG 30		1 SNGL FAM - 100% - 2019										Heated Area: 1540					HX Base Yr 2019					Tax Group: 2		Tax Dist:									
Roof Structur		08	IRREGULAR 100												260,583					20,786					150,000					431,369						
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					20,786					TOTAL LAND VALUE - MARKET					150,000						
Interior Wall		05	DRYWALL 100												TOTAL MARKET VALUE					431,369					SOH/AGL Deduction					153,384						
Interior Floo		11	CLAY TILE 100												ASSESSED VALUE					277,985					TOTAL EXEMPTION VALUE					HX HB 50,000						
Air Condition		03	CENTRAL 100												BASE TAXABLE VALUE					227,985					TOTAL JUST VALUE					431,369						
Heating Type		04	AIR DUCTED 100												NCON VALUE					0					INCOME VALUE											
Bedrooms			3 100																	PREVIOUS YEAR MKT VALUE					380,532											
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	1,540	100	1,540	227,752																																
FGR	398	55	219	32,388																																
FOP	10	30	3	444																																
TOTALS		1,948		1,762	260,583																															
EXTRA FEATURES					1811 INDIGO ST, FERNANDINA BEACH										BLD DATE				LGL DATE		03/19/2024		MLU													
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	29	3	87.00	SF	6.50	6.50	100	2012	2012	3	93	526																					
2	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2012	2012	3	93	4,159																					
3	0861	POOL GUNIT	0 100	10	17	170.00	SF	85.00	85.00	100	2012	2012	3	68	9,826																					
4	0845	KOOL DECK	0 100	0	0	325.00	SF	7.25	7.25	100	2012	2012	3	93	2,191																					
5	0910	SCRN RM L	0 100	15	33	495.00	SF	15.00	15.00	100	2012	2012	3	55	4,084																					
LAND DESCRIPTION					TOTAL OB/XF										20,786																					
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																			