LOT 18
PARKVIEW II PB 7/312

PITCHER HOWARD A & MICHELLE
1888 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

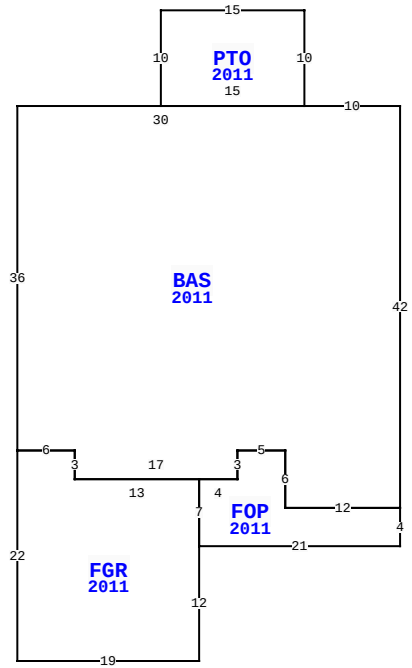
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,563	100	1,563	205,542
FGR	379	55	208	27,353
FOP	126	30	38	4,997
PTO	150	5	8	1,052
TOTALS	2,218		1,817	238,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,817	111.5000	139.38	253,253	2011	2011	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2024 Heated Area: 1563 HX Base Yr 2024



1888 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		238,944
TOTAL MARKET OB/XF VALUE		5,047
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		393,991
SOH/AGL Deduction		0
ASSESSED VALUE		393,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,991
TOTAL JUST VALUE		393,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110158	NEW CONSTR	155,665	02/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0797	2/26/2019	WD	Q	I	02	295,000
GRANTOR: MCGROREY SCOTT M						
GRANTEE: PITCHER HOWARD A &						
1745/0590	6/28/2011	WD	Q	I	01	200,000
GRANTOR: D R HORTON INC						
GRANTEE: MCGROREY SCOTT M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W10 PTO=[YR=2011] N10W15S10 E15$ W30 S36
FGR=[YR=2011] S22E19N12 FOP=[YR=2011] E21N4 W12N6 W5S3W4S7$
N7W13N3W6$ E6S3E17N3E5S6 E12 N42$.

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	49	16	784.00	SF	6.50	6.50	100	2011	2011	3	92	4,688	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2011	2011	3	92	359	

LAND DESCRIPTION

TOTAL OB/XF 5,047

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	000000	C	VAC RES	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