LOT 22
IN OR 2049/1076
EX MINERAL RIGHTS PT 1826/1193

SCHULL DAVID W/SCHULL LAVON J
1786 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

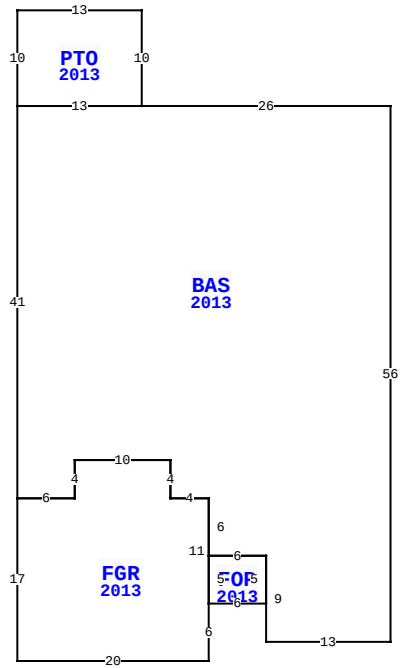
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,790	100	1,790	238,145
FGR	380	55	209	27,806
FOP	30	30	9	1,198
PTO	130	5	6	798
TOTALS	2,330		2,014	267,946

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	111.6220	139.53	281,013	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2017 Heated Area: 1790 HX Base Yr 2017



1786 INDIGO ST, FERNANDINA BEACH

BLD DATE	12/02/2013 KK	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		267,946
TOTAL MARKET OB/XF VALUE		3,444
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		421,390
SOH/AGL Deduction		170,299
ASSESSED VALUE		251,091
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		196,091
TOTAL JUST VALUE		421,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131287	NEW CONSTR	3,000	06/06/2013
20131063	NEW CONSTR	198,000	05/14/2013
20131069	ROOF	1,985	05/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1076	5/19/2016	WD	Q	I	01	260,000
GRANTOR: KINSER BRITTANY MARIE						
GRANTEE: SCHULL DAVID W & LA						
1897/0444	12/23/2013	SW	Q	I	02	231,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KINSER BRITTANY MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 PTO=[YR=2013] N10 W13 S10 E13$ W13 S41
FGR=[YR=2013] S17 E20 N6 FOP=[YR=2013] E6 N5 W6 S5$ N11 W4
N4 W10 S4 W6$ E6 N4 E10 S4 E4 S6 E6 S9 E13 N56$.

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	652.00	SF	5.20	5.20	100	2013	2013	3	94	3,187	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2013	2013	3	94	257	

LAND DESCRIPTION

TOTAL OB/XF 3,444

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