LOT 27
IN OR 1784/197
ESMT PT OR 1752/857

KWAN PAULINE
1668 INDIGO ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

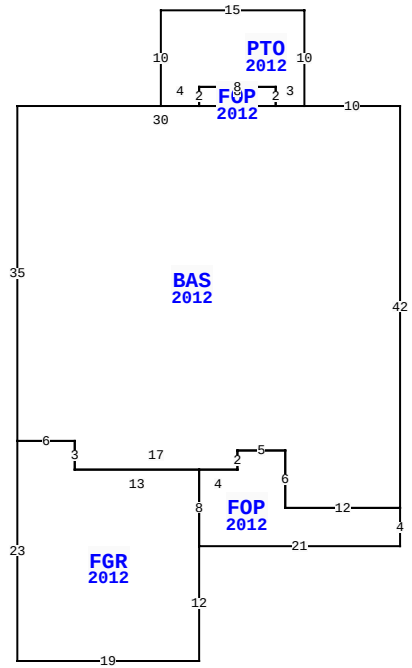
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,540	100	1,540	204,833
FGR	398	55	219	29,129
FOP	16	30	5	665
FOP	130	30	39	5,187
PTO	134	5	7	931
TOTALS	2,218		1,810	240,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,810	112.6000	140.75	254,758	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2013 Heated Area: 1540 HX Base Yr 2013



1668 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		240,746
TOTAL MARKET OB/XF VALUE		4,510
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		395,256
SOH/AGL Deduction		227,299
ASSESSED VALUE		167,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,957
TOTAL JUST VALUE		395,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111623	NEW CONSTR	158,688	09/15/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1937/1877	8/27/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: KWAN PAULINE						
1784/0197	3/14/2012	WD	Q	I	02	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KWAN PAULINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 PTO=[YR=2012] N10W15S10 E4 FOP=[YR=2012] E8N2W8S2$ N2E8S2E3$ W30 S35 FGR=[YR=2012] S23E19N12 FOP=[YR=2012] E21N4W12N6W5S2W4S8$ N8 W13N3W6$ E6S3E17N2E5S6E12N42$.

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	40	17	680.00	SF	6.50	6.50	100	2012	2012	3	93	4,111	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2012	2012	3	93	399	

LAND DESCRIPTION

TOTAL OB/XF 4,510

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	000131	C	SFR CANAL	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