LOT 28
ESMT PT OR 1752/857
PARKVIEW II PB 7/312

SPEARS WILLIAM & RAE FAM TRUST/SPEARS RAE LYNN MAR
1646 INDIGO STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-163W-0028-0000

BUILDING CHARACTERISTICS

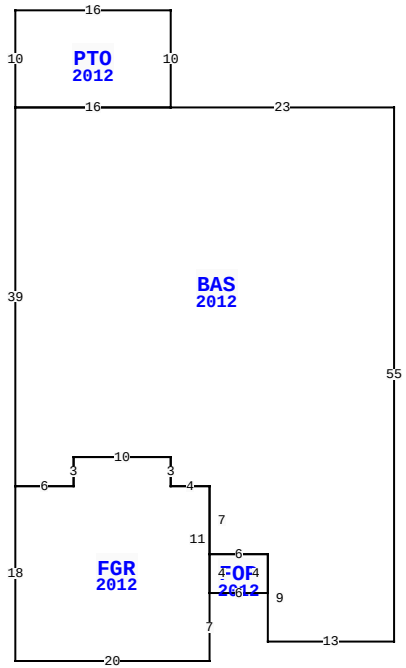
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,741	100	1,741	228,953
FGR	390	55	214	28,142
FOP	24	30	7	920
PTO	160	5	8	1,052
TOTALS	2,315		1,970	259,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,970	111.3280	139.16	274,145	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2021 Heated Area: 1741 HX Base Yr 2021



1646 INDIGO ST, FERNANDINA BEACH

BLD DATE		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		259,067
TOTAL MARKET OB/XF VALUE		4,365
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		413,432
SOH/AGL Deduction		91,764
ASSESSED VALUE		321,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,668
TOTAL JUST VALUE		413,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111587	NEW CONSTR	179,000	09/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1690	11/06/2020	WD	Q	I	01	391,500
GRANTOR: GAY LOUIS C & DEBORAH						
GRANTEE: SPEARS WILLIAM & RA						
1808/1638	8/20/2012	WD	Q	I	02	205,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAY LOUIS C & DEBOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W23 PTO=[YR=2012] N10W16S10 E16$ W16 S39
FGR=[YR=2012] S18E20N7 FOP=[YR=2012] E6N4W6S4$ N11W4N3W10S3
W6$ E6N3E10S3E4S7 E6S9E13N55$.

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	14	3	42.00	SF	6.50	6.50	100	2012	2012	3	93	254	
2	0810	CONCRETE A	0	100	40	17	680.00	SF	6.50	6.50	100	2012	2012	3	93	4,111	

LAND DESCRIPTION

TOTAL OB/XF 4,365

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