LOT 2
IN OR 2147/797
PARKVIEW II PB 7/312

COCCHI SHEILA R
1553 INDIGO STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

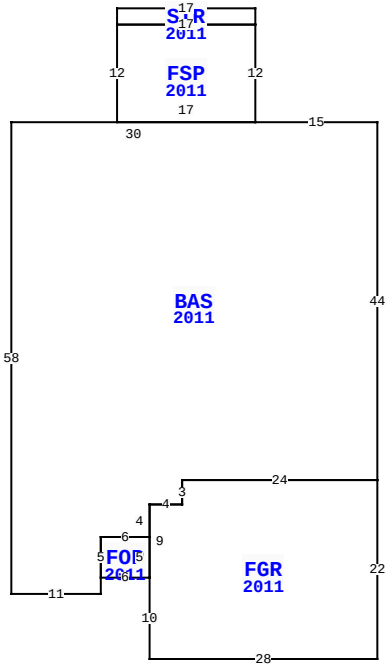
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	2011	2,188	283,621
FGR	604	55	2011	332	43,036
FOP	30	30	2011	9	1,167
FSP	204	40	2011	82	10,629
STR	34	10	2011	3	389
TOTALS	3,060			2,614	338,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,614	104.6400	138.12	361,046	2011	2011	0	0	0	6.15	93.85

1 SNGL FAM – 100% - 2018 Heated Area: 2188 HX Base Yr 2018



1553 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,842
TOTAL MARKET OB/XF VALUE		12,794
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		551,636
SOH/AGL Deduction		231,028
ASSESSED VALUE		320,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,886
TOTAL JUST VALUE		551,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110201	NEW CONSTR	222,090	02/11/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2147/0797	9/21/2017	WD	Q	I	02	280,000
GRANTOR: DAUNT-SAMFORD AVA E &						
GRANTEE: COCCHI SHEILA R						
2005/1822	8/20/2015	WD	Q	I	01	269,000
GRANTOR: PIRKOLA ROGER L & MEL						
GRANTEE: DAUNT-SAMFORD AVA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FSP=[YR=2011] N12 STR=[YR=2011] N2W17S2E17$ W17S12E17$ W30 S58E11N2 FOP=[YR=2011] E6 FGR=[YR=2011] S10E28 N22 W24S3W4S9$ N5 W6S5$ N5E6N4E4N3E24 N44$.

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	39	27	1,053.00	SF	6.50	6.50	100	2011	2011	3	91	6,228	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2011	2011	3	91	302	
3	0462	ST/AL FNC	0	100	261	4	1,044.00	SF	10.00	10.00	100	2011	2011	3	60	6,264	

LAND DESCRIPTION

TOTAL OB/XF 12,794

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	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS