LOT 5
IN OR 1776/1823
ESMT PT OR 1752/857

SAGE ROBERT A
1611 INDIGO STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0005-0000

BUILDING CHARACTERISTICS

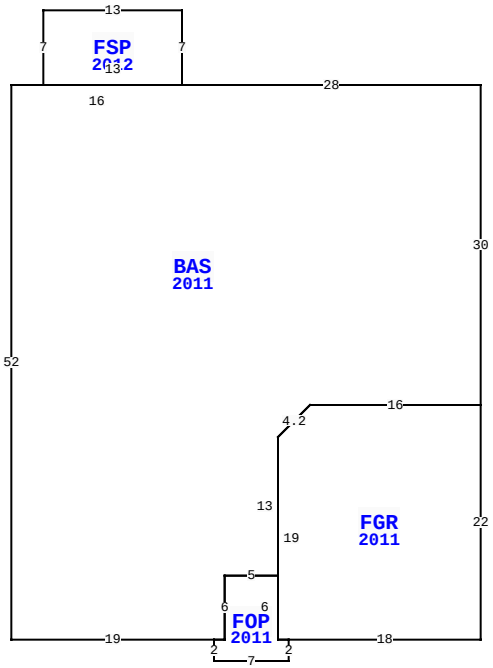
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,845	100	2011	1,845	252,890
FGR	414	55	2011	228	31,251
FOP	44	30	2011	13	1,782
FSP	91	40	2012	36	4,935
TOTALS	2,394			2,122	290,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	110.6420	146.05	309,918	2011	2011	0	0	0	6.15	93.85

1 SNGL FAM – 100% - 2013 Heated Area: 1845 HX Base Yr 2013



1611 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		290,858
TOTAL MARKET OB/XF VALUE		4,194
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		495,052
SOH/AGL Deduction		298,688
ASSESSED VALUE		196,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,642
TOTAL JUST VALUE		495,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111522	NEW CONSTR	190,075	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1823	1/30/2012	WD	Q	I	01	205,000
GRANTOR: D R HORTON INC						
GRANTEE: SAGE ROBERT A						
1749/1936	7/25/2011	WD	U	V	30	50,000
GRANTOR: ISLE DE MAI INVESTMEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W28 FSP=[YR=2012] N7W13S7E13 $ W16 S52 E19
FOP=[YR=2011] S2E7N2 FGR=[YR=2011] E18N22W16 L3 D3 S19E1$
W1N6W5S6W1$E1 N6E5N13 U3 R3 E16N30$.

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	7	3	21.00	SF	6.50	6.50	100	2011	2011	3	91	124	
2	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2011	2011	3	91	4,070	

LAND DESCRIPTION

TOTAL OB/XF 4,194

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