LOT 6
IN OR 2026/1284
PARKVIEW II PB 7/312

FALLON JEFFREY MICHAEL & JAIME LYNN-HARMON
1633 INDIGO ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0006-0000

BUILDING CHARACTERISTICS

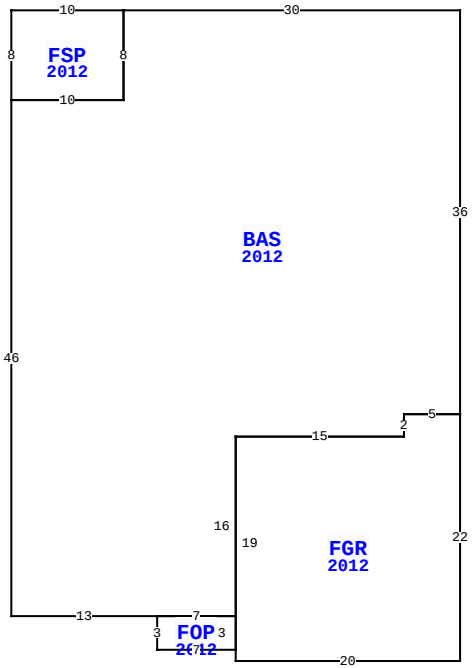
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	2012	1,750	250,971
FGR	410	55	2012	226	32,411
FOP	21	30	2012	6	860
FSP	80	40	2012	32	4,589
TOTALS	2,261			2,014	288,832

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	115.1500	152.00	306,128	2012	2012	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2018 Heated Area: 1750 HX Base Yr 2018



1633 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		288,832
TOTAL MARKET OB/XF VALUE		4,275
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		493,107
SOH/AGL Deduction		212,266
ASSESSED VALUE		280,841
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,119
TOTAL JUST VALUE		493,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120977	NEW CONSTR	159,000	05/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1284	2/01/2016	WD	Q	I	01	252,900
GRANTOR: MALLOY WILLIAM L & MA						
GRANTEE: FALLON JEFFREY MICH						
1949/0398	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MALLOY WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FSP=[YR=2012] W10S8E10N8 $ S8W10S46E13
FOP=[YR=2012] S3E7 FGR=[YR=2012] S1E20N22W5 S2W15 S19$ N3W7$
E7N16E15N2E5N36$.

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	43	16	688.00	SF	6.50	6.50	100	2012	2012	3	92	4,114	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2012	2012	3	92	161	

LAND DESCRIPTION

TOTAL OB/XF 4,275

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