LOT 7
IN OR 2226/591
EX MINERAL RIGHTS PT 1826/1193

WUNDER RONALD F & CAROL J
1655 INDIGO ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

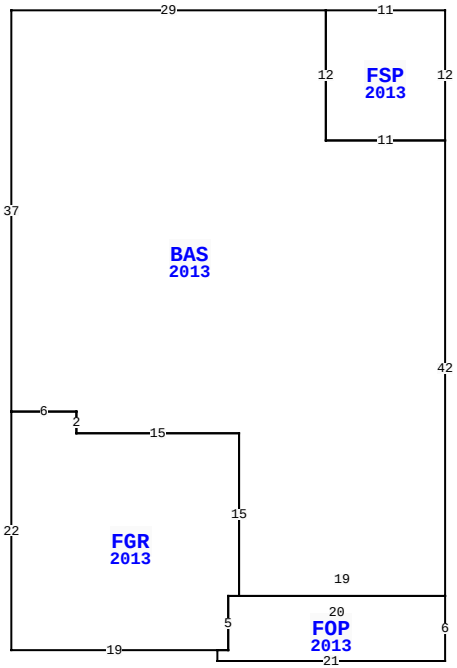
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,701	100	2013	1,701	239,800
FGR	427	55	2013	235	33,129
FOP	121	30	2013	36	5,075
FSP	132	40	2013	53	7,471
TOTALS	2,381			2,025	285,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,025	112.6020	148.63	300,976	2013	2013	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2019 Heated Area: 1701 HX Base Yr 2019



1655 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		285,476
TOTAL MARKET OB/XF VALUE		3,517
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		488,993
SOH/AGL Deduction		210,640
ASSESSED VALUE		278,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,631
TOTAL JUST VALUE		488,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122469	NEW CONSTR	189,000	12/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0591	9/19/2018	WD	Q	I	01	320,000
GRANTOR: FRKETIC LOUIS J & KIM						
GRANTEE: WUNDER RONALD F & C						
1854/1168	4/19/2013	WD	Q	I	01	212,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FRKETIC LOUIS J & K						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W11 BAS=[YR=2013] W29 S37 FGR=[YR=2013] S22 E19 FOP=[YR=2013] S1 E21 N6 W20 S5 W1$ E1 N5 E1 N15 W15 N2 W6$ E6 S2 E15 S15 E19 N42 W11 N12$ S12 E11 N12$.

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	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2013	2013	3	93	3,390	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2013	2013	3	93	127	

LAND DESCRIPTION

TOTAL OB/XF 3,517

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