LOT 9
IN OR 2207/440
PARKVIEW II PB 7/312

PHIPPS DAVID V & KARA M L/E/
1699 INDIGO ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0009-0000

BUILDING CHARACTERISTICS

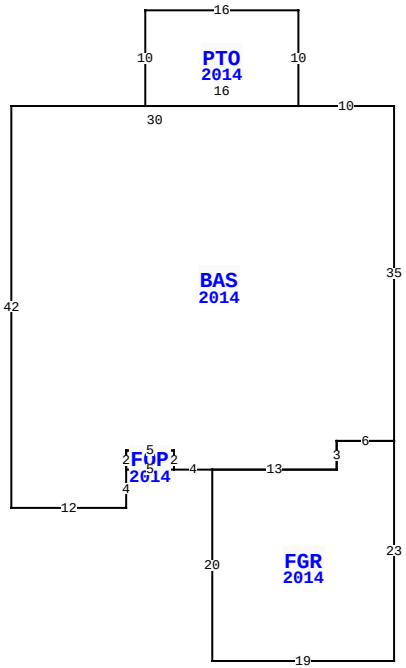
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,540	100	2014	1,540	223,283
FGR	398	55	2014	219	31,753
FOP	10	30	2014	3	435
PTO	160	5	2014	8	1,159
TOTALS	2,108			1,770	256,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,770	115.2000	152.06	269,146	2014	2014	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2019 Heated Area: 1540 HX Base Yr 2019



1699 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		256,631
TOTAL MARKET OB/XF VALUE		3,960
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		460,591
SOH/AGL Deduction		201,707
ASSESSED VALUE		258,884
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		203,162
TOTAL JUST VALUE		460,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131874	NEW CONSTR	192,000	08/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1594	3/29/2022	LE	U	I	11	100
GRANTOR: PHIPPS DAVID V & KARA						
GRANTEE: PHIPPS KATIE A						
2207/0440	6/29/2018	WD	Q	I	01	290,000
GRANTOR: KEHLER MARIE S						
GRANTEE: PHIPPS DAVID V & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 PTO=[YR=2014] N10 W16 S10 E16$ W30 S42 E12 N4 FOP=[YR=2014] E5 N2 W5 S2$ N2 E5 S2 E4 FGR=[YR=2014] S20 E19 N23 W6 S3 W13$ E13 N3 E6 N35$.

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	694.00	SF	5.20	5.20	100	2014	2014	3	94	3,392	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2014	2014	3	94	568	

LAND DESCRIPTION

TOTAL OB/XF 3,960

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 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS