LOT 12
PARKVIEW II PB 7/312

PITCHER KIMBERLY M & ROGER L
1775 INDIGO ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

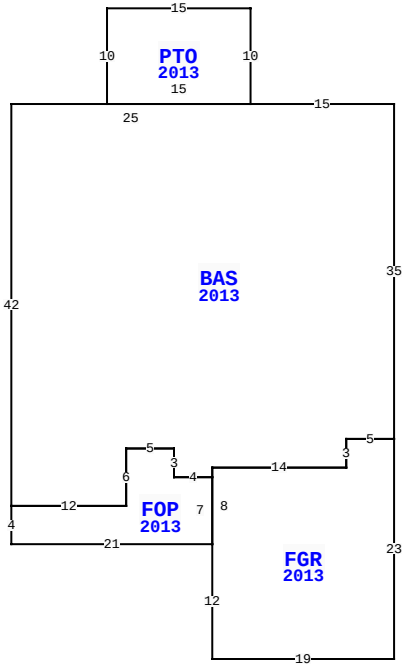
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,547	100	2013	1,547	224,487
FGR	395	55	2013	217	31,489
FOP	126	30	2013	38	5,515
PTO	150	5	2013	8	1,161
TOTALS	2,218			1,810	262,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,810	115.9000	152.99	276,912	2013	2013	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2025 Heated Area: 1547 HX Base Yr 2025



1775 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,651
TOTAL MARKET OB/XF VALUE		3,319
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		465,970
SOH/AGL Deduction		0
ASSESSED VALUE		465,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		415,248
TOTAL JUST VALUE		465,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122508	NC SFR	163,344	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/1908	4/10/2024	WD	Q	I	01	565,000
GRANTOR: FANZO DALE T & PATRIC						
GRANTEE: PITCHER KIMBERLY M						
2512/0915	11/09/2021	WD	Q	I	01	455,000
GRANTOR: BLANTON GARRY J & KAR						
GRANTEE: FANZO DALE T & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 PTO=[YR=2013] N10 W15 S10 E15$ W25 S42
FOP=[YR=2013] S4 E21 FGR=[YR=2013] S12 E19 N23 W5 S3 W14 S8$
N7 W4 N3 W5 S6 W12$ E12 N6 E5 S3 E4 N1 E14 N3 E5 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	660.00	SF	5.20	5.20	100	2013	2013	3	93	3,192	
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 3,319

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