LOT 13
PARKVIEW II PB 7/312

CUASON JULIE LYNN
1797 INDIGO STREET
FERNANDINA BEACH, FL 32035

2025

00-00-31-163W-0013-0000

BUILDING CHARACTERISTICS

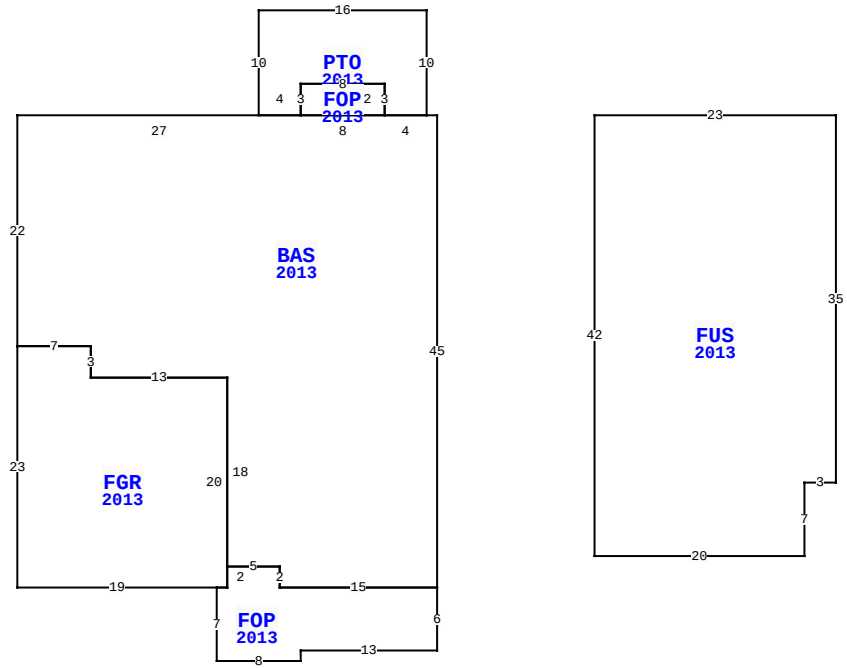
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,393	100	2013	1,393	195,058
FGR	421	55	2013	232	32,486
FOP	24	30	2013	7	980
FOP	144	30	2013	43	6,021
FUS	945	100	2013	945	132,325
PTO	160	5	2013	8	1,120
TOTALS	3,087			2,628	367,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,628	111.8400	147.63	387,972	2013	2013	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2019 Heated Area: 2338 HX Base Yr 2019



BLD DATE	07/17/2013 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/13/2025 MLU
AG DATE	

1797 INDIGO ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		367,991
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		572,091
SOH/AGL Deduction		405,901
ASSESSED VALUE		166,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,468
TOTAL JUST VALUE		572,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122505	NC SFR	244,698	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/0716	9/10/2021	QC	U	I	11	100
GRANTOR: CUASON JULIE LYNN & K						
GRANTEE: CUASON JULIE L						
2239/1256	11/26/2018	WD	Q	I	01	340,000
GRANTOR: TAFRESHI ALEXANDER &						
GRANTEE: CUASON JULIE LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W1 PTO=[YR=2013] N10 W16 S10 E4 FOP=[YR=2013] N3 E8 S3 W8$ E12$ W4 N3 W8 S3 W27 S22 FGR=[YR=2013] S23 E19 FOP=[YR=2013] S7 E8 N1 E13 N6 W15 N2 W5 S2 W1$ E1 N20 W13 N3 W7$ E7 S3 E13 S18 E5 S2 E15 N45$ PTR= E15 FUS=[YR=2013] E23 S35 W3 S7 W20 N42 $ W15$.

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	814.00	SF	5.20	5.20	100	2013	2013	3	93	3,937	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2013	2013	3	93	163	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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