

LEE CHRISTOPHER SR & ROSEMARY
1855 INDIGO ST
FERNANDINA BEACH, FL 32034

00-00-31-163W-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

10ABOVE AVG 70

16WD FR STUC 30

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100
4 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA01

NEIGHBORHOOD/LOC1027.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,65410020111,654224,895

FGR46055201125334,401

FOP243020117952

USP160302020486,526

TOTALS2,2981,962266,773

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAP L WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01004116656.00SF6.506.50100201120113913,880

20810CONCRETE A010014342.00SF6.506.5010020112011391248

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE02/11/2021BYRKTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,962109.7600144.88284,25520112011006.1593.85

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE266,773

TOTAL MARKET OB/XF VALUE4,128

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE470,901

SOH/AGL Deduction301,908

ASSESSED VALUE168,993

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE118,271

TOTAL JUST VALUE470,901

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE408,151

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / RSNCDSALE PRICE

193001837/17/2014QCUI11100

GRANTOR: DRH ENERGY INC

GRANTEE: LEE CHRISTOPHER SR

1758/18759/30/2011WDQUI02211,000

GRANTOR: D R HORTON INC

GRANTEE: LEE CHRISTOPHER SR

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2020] W16S10 BAS=[YR=2011] W22 S56 E12N5
FOP=[YR=2011] E6 FGR=[YR=2011] S7E20 N21W6N4W10S4W4S14\$
N4W6S4\$ N4 E6N10 E4N4 E10S4 E6N37W16\$ E16 N10\$.

1 SNGL FAM - 100% - 2012Heated Area: 1654HX Base Yr 2012

USP 2020

BAS 2011

FGR 2011

FOP 2011