



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	970	100	2014	970	132,885
FGR	399	55	2014	219	30,002
FOP	24	30	2014	7	959
FOP	120	30	2014	36	4,932
FUS	1,306	100	2014	1,306	178,915
TOTALS	2,819			2,538	347,693

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,538	108.6720	143.45	364,076	2014	2014	0	0	4.50	95.50
1 SNGL FAM - 100% - 2015											
Heated Area: 2276											
HX Base Yr 2015											
1877 INDIGO ST, FERNANDINA BEACH											

TOTAL OB/XF											
4,310											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		347,693	
TOTAL MARKET OB/XF VALUE		4,310	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		552,003	
SOH/AGL Deduction		259,123	
ASSESSED VALUE		292,880	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		242,158	
TOTAL JUST VALUE		552,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132708	NEW CONSTR	250,799	11/27/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2601/0254	10/29/2022	QD	U	I	11	100	
GRANTOR: GRAY ROBERTA B							
GRANTEE: GRAY ROBERTA B REVO							
1919/1581	5/21/2014	SW	Q	I	01	280,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: GRAY JOHN P & ROBER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W12 FOP=[YR=2014] N10 W12 S10 E12\$ W25 S16											
FGR=[YR=2014] S21 E19 N21 W19\$ E19 S21 FOP=[YR=2014] S4 E6											
N4 W6\$ E18 N37\$ PTR=E15 FUS=[YR=2014] E37 S37 W11 N5 W3 N7 W4											
S12 W19 N37\$ W15\$.											