



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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
BAS	1,563	100
FGR	379	55
FOP	126	30
PTO	150	5
TOTALS	2,218	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,817	111.5000	147.18	267,426	2011	2011	0	0	0	6.15	93.85
1 SNGL FAM - 100% - 2024				Heated Area: 1563				HX Base Yr 2024				

1888 INDIGO ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/13/2025 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	49	16	784.00	SF	6.50	6.50	100	2011
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2011
TOTAL OB/XF 4,992											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 4,992											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,979	
TOTAL MARKET OB/XF VALUE		4,992	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		455,971	
SOH/AGL Deduction		50,554	
ASSESSED VALUE		405,417	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		354,695	
TOTAL JUST VALUE		455,971	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110158	NEW CONSTR	155,665	02/04/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2258/0797	2/26/2019	WD	Q	I	02	295,000	
GRANTOR: MCGROREY SCOTT M							
GRANTEE: PITCHER HOWARD A &							
1745/0590	6/28/2011	WD	Q	I	01	200,000	
GRANTOR: D R HORTON INC							
GRANTEE: MCGROREY SCOTT M							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2011] W10 PTO=[YR=2011] N10W15S10 E15\$ W30 S36											
FGR=[YR=2011] S22E19N12 FOP=[YR=2011] E21N4 W12N6 W5S3W4S7\$											
N7W13N3W6\$ E6S3E17N3E5S6 E12 N42\$.											