LOT 19
IN OR 1740/1859
PARKVIEW II PB 7/312

POMPEI ROGER & KAREN
92 OAKMONT AV
WESTMINSTER, MA 01473

2025

00-00-31-163W-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

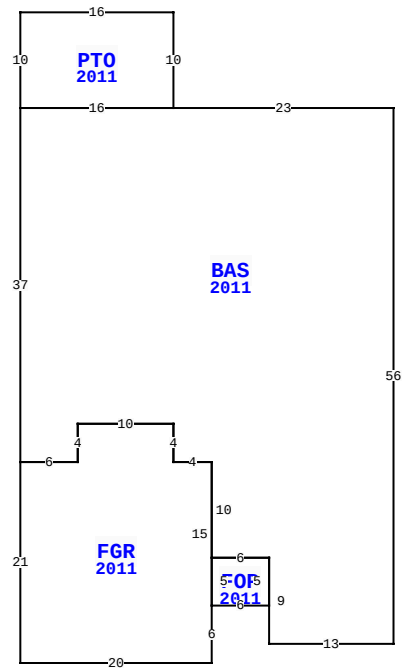
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,710	100	2011	1,710	238,526
FGR	460	55	2011	253	35,290
FOP	30	30	2011	9	1,256
PTO	160	5	2011	8	1,116
TOTALS	2,360			1,980	276,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	112.6020	148.63	294,287	2011	2011	0	0	0	6.15	93.85

1 SNGL FAM – 0% - 0 Heated Area: 1710 HX Base Yr



1866 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,188
TOTAL MARKET OB/XF VALUE	4,128
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	480,316
SOH/AGL Deduction	81,709
ASSESSED VALUE	398,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,607
TOTAL JUST VALUE	480,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110162	NEW CONSTR	174,846	02/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/1859	5/31/2011	WD	Q	I	02	220,200
GRANTOR: D R HORTON INC						
GRANTEE: POMPEI ROGER & KARE						
1710/0783	11/10/2010	WD	U	V	30	100,000
GRANTOR: ISLE DE MAI INVESTMEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W23 PTO=[YR=2011] N10W16S10 E16$ W16S37
FGR=[YR=2011] S21E20N6 FOP=[YR=2011] E6N5W6S5$ N15W4N4W10S4
W6$ E6N4E10S4 E4S10E6S9E13 N56 $.

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	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2011	2011	3	91	3,880	
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2011	2011	3	91	248	

LAND DESCRIPTION

TOTAL OB/XF 4,128

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	0	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS