LOT 23
IN OR 1728/862
PARKVIEW II PB 7/312

CHICCO SCOTT & WHITNEY
1764 INDIGO ST
FERNANDINA BEACH, FL 32034-4635

2025

00-00-31-163W-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

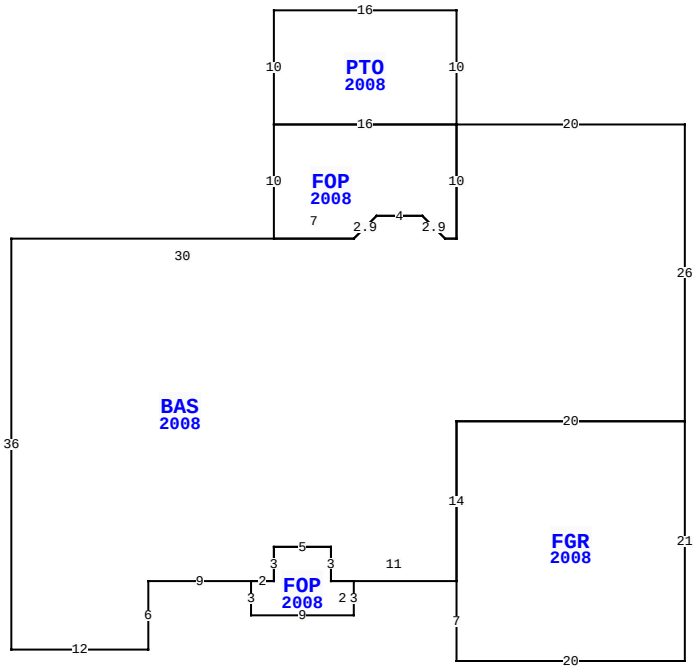
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,759	100	2008	1,759	243,260
FGR	420	55	2008	231	31,946
FOP	42	30	2008	13	1,798
FOP	148	30	2008	44	6,085
PTO	160	5	2008	8	1,107
TOTALS	2,529			2,055	284,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	113.8760	150.32	308,908	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2012 Heated Area: 1759 HX Base Yr 2012



1764 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		284,195
TOTAL MARKET OB/XF VALUE		4,691
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		488,886
SOH/AGL Deduction		294,381
ASSESSED VALUE		194,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,783
TOTAL JUST VALUE		488,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110943	SHADOWBOX FENCE	1,000	06/10/2011
20080175	16HD IRRIGATION	2,000	02/06/2008
20071975	H/AC	6,500	10/17/2007
20071696	NC PLUMBING	8,000	09/07/2007
20071558	NEW CONSTR	154,582	08/21/2007
20071654	NC ELECTRIC	2,500	08/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1728/0862	1/28/2011	WD	U	I	12	207,000
GRANTOR: SECURITY REAL ESTATE						
GRANTEE: CHICCO SCOTT & WHIT						
1685/1002	6/15/2010	WD	U	I	12	288,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: SECURITY REAL ESTAT						

BUILDING NOTES

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	31	310	
2	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2008	2008	3	88	3,935	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	88	446	

BUILDING DIMENSIONS

BAS=[YR=2008] W20 PTO=[YR=2008] N10W16S10 FOP=[YR=2008] S10E7 U2 R2 E4 D2 R2 E1 N10W16$E16$ S10W1 U2 L2 W4 D2 L2 W30 S36E12 N6E9 FOP=[YR=2008] S3 E9N3W2N3W5S3W2$ E2N3E5S3E11 FGR=[YR=2008] S7 E20N21W20S14$N14E20 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,691

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