LOT 26
IN OR 2108/1485
PARKVIEW II PB 7/312

SHARPE STEVEN & FRANCES
1680 INDIGO ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0026-0000

BUILDING CHARACTERISTICS

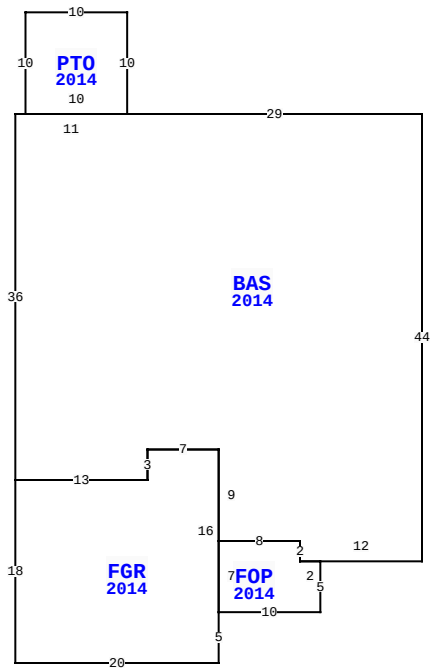
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,563	100	2014	1,563	220,676
FGR	381	55	2014	210	29,649
FOP	66	30	2014	20	2,824
PTO	100	5	2014	5	706
TOTALS	2,110			1,798	253,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,798	112.0000	147.84	265,816	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 1563 HX Base Yr 2018



1680 INDIGO ST, FERNANDINA BEACH

BLD DATE	09/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,854
TOTAL MARKET OB/XF VALUE		3,775
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		457,629
SOH/AGL Deduction		200,672
ASSESSED VALUE		256,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,235
TOTAL JUST VALUE		457,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140600	NEW CONSTR	172,493	03/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/1485	3/24/2017	WD	Q	I	01	290,000
GRANTOR: DOYLE KENNETH N & MAR						
GRANTEE: SHARPE STEVEN & FRA						
1859/1390	6/03/2013	WD	Q	V	01	31,000
GRANTOR: STURGES & STURGES CON						
GRANTEE: DOYLE KENNETH N & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 PTO=[YR=2014] N10 W10 S10 E10$ W11 S36
FGR=[YR=2014] S18 E20 N5 FOP=[YR=2014] E10 N5 W2 N2 W8 S7$
N16 W7 S3 W13$ E13 N3 E7 S9 E8 S2 E12 N44$.

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	0811	CONCRETE B	0	100	0	0	657.00	SF	5.20	5.20	100	2014	2014	3	94	3,211	
2	0855	CONC PAVER	0	100	15	4	60.00	SF	10.00	10.00	100	2014	2014	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 3,775

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 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS