LOT 30
IN OR 2038/403
PARKVIEW II PB 7/312

VOGKAS NIKOLAOS TRYFON &/HERTERICH KATHRYN JO
1602 INDIGO ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163W-0030-0000

BUILDING CHARACTERISTICS

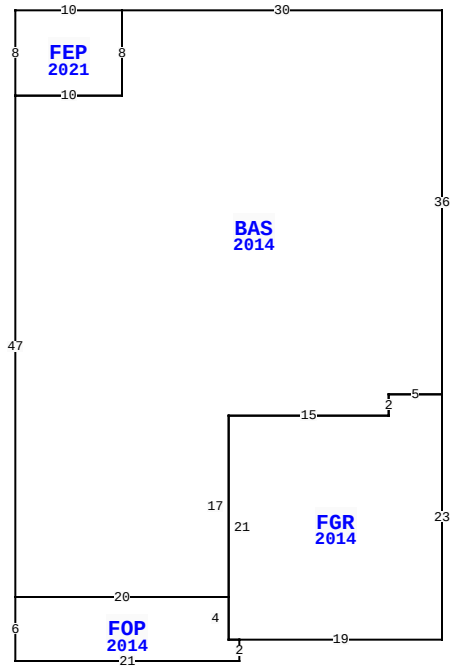
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,770	100	2014	1,770	264,766
FEP	80	80	2021	64	9,573
FGR	430	55	2014	236	35,302
FOP	122	30	2014	37	5,535
TOTALS	2,402			2,107	315,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,107	118.8495	156.88	330,546	2014	2014	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2017 Heated Area: 1770 HX Base Yr 2017



1602 INDIGO ST, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2014	2014	3	94	128	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		315,176
TOTAL MARKET OB/XF VALUE		3,339
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		518,515
SOH/AGL Deduction		249,651
ASSESSED VALUE		268,864
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,142
TOTAL JUST VALUE		518,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200150	REMODEL	10,000	03/27/2020
20132787	H/AC	3,567	12/10/2013
20131993	NEW CONSTR	0	08/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/0403	4/05/2016	WD	Q	I	01	262,000
GRANTOR: THOMPSON PATRICK J						
GRANTEE: VOGKAS NIKOLAOS TRY						
2012/1146	10/29/2015	WD	Q	I	01	251,000
GRANTOR: RILEY TODD & JULIANA						
GRANTEE: THOMPSON PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W30 FEP=[YR=2021] W10 S8 E10 N8$ S8 W10 S47
FOP=[YR=2014] S6 E21 N2 FGR=[YR=2014] E19 N23 W5 S2 W15 S21
E1$ W1 N4 W20$ E20 N17 E15 N2 E5 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,339

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 11/23/2021 BY RKX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS