LOT 11
IN OR 1918/385
PARKVIEW PB 6/390

KIMBALL JUSTIN & JANA
2039 INDIGO ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163V-0011-0000

BUILDING CHARACTERISTICS

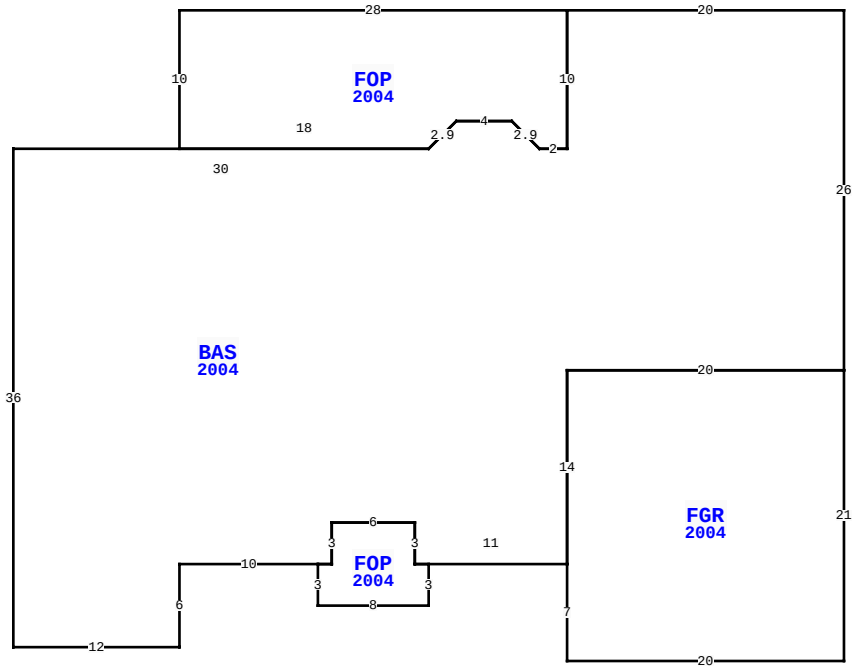
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,786	100	2004	1,786	274,793
FGR	420	55	2004	231	35,541
FOP	42	30	2004	13	2,000
FOP	268	30	2004	80	12,309
TOTALS	2,516			2,110	324,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,110	123.6760	171.91	362,730	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2015 Heated Area: 1786 HX Base Yr 2015



2039 INDIGO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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		324,643
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		529,643
SOH/AGL Deduction		303,539
ASSESSED VALUE		226,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,693
TOTAL JUST VALUE		529,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042198	OTHER	1,000	11/22/2004
20041245	NEW CONSTR	120,000	07/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/0385	5/20/2014	WD	Q	I	01	236,000
GRANTOR: URIE ANTHONY						
GRANTEE: KIMBALL JUSTIN & JA						
1437/0571	8/15/2006	WD	Q	I		375,000
GRANTOR: HANNAH JAMES R JR						
GRANTEE: URIE ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FOP=[YR=2004] W28 S10 E18 U2 R2 E4 R2 D2 E2N10$S10W2 U2 L2 W4 L2 D2 W30S36 E12 N6 E10 FOP=[YR=2004] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11 FGR=[YR=2004] S7 E20 N21 W20 S14$ N14 E20 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100	0003	R-1	80.00	98.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS