LOT 12
IN OR 2179/1863
PARKVIEW PB 6/390

MASON KATHERINE M
2059 INDIGO ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163V-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

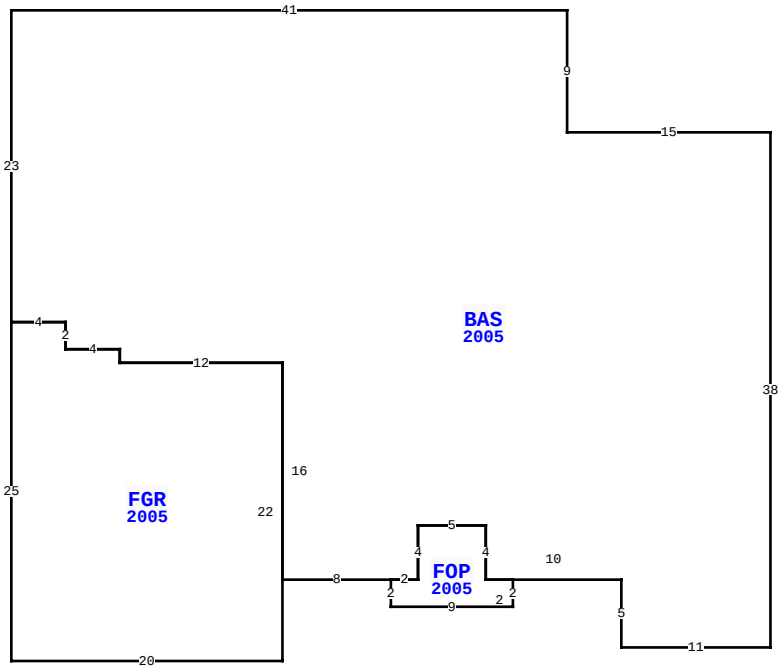
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,916	100	2005	1,916	272,007
FGR	456	55	2005	251	35,634
FOP	38	30	2005	11	1,562
TOTALS	2,410			2,178	309,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,178	113.4840	157.74	343,558	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2018 Heated Area: 1916 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

2059 INDIGO ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		514,202
SOH/AGL Deduction		210,428
ASSESSED VALUE		303,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,363
TOTAL JUST VALUE		514,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051800	OTHER	1,000	05/16/2005
20051308	H/AC	7,000	02/22/2005
20051205	ELEC OTHER	2,000	02/09/2005
20051034	NEW CONSTR	1,000	01/10/2005
20042114	NEW CONSTR	120,000	11/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1863	2/26/2018	QC	U	I	11	100
GRANTOR: LANGSTON RICHARD MART						
GRANTEE: MASON KATHERINE MAR						
2110/0556	3/30/2017	WD	Q	I	01	310,000
GRANTOR: EVICK CLAUDIA NORMA						
GRANTEE: LANGSTON RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N9 W41 S23 FGR=[YR=2005] S25 E20 N22 W12 N1 W4 N2 W4 $ E4 S2 E4 S1 E12 S16 E8 FOP=[YR=2005] S2 E9 N2 W2 N4 W5 S4 W2 $ E2 N4 E5 S4 E10 S5 E11 N38 $.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS