LOT 13
PARKVIEW PB 6/390

TUCH LAURA
2079 INDIGO STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-163V-0013-0000

BUILDING CHARACTERISTICS

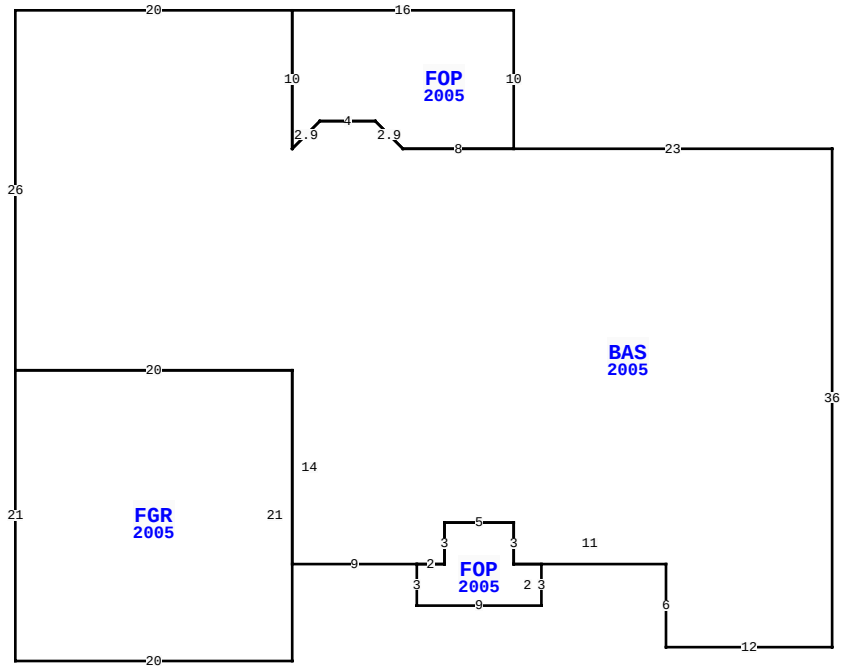
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,759	100	2005	1,759	247,787
FGR	420	55	2005	231	32,540
FOP	42	30	2005	13	1,832
FOP	148	30	2005	44	6,198
TOTALS	2,369			2,047	288,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,047	112.6020	156.52	320,396	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 2023 Heated Area: 1759 HX Base Yr



2079 INDIGO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,356
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,500
TOTAL MARKET VALUE	513,856
SOH/AGL Deduction	11,553
ASSESSED VALUE	502,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,303
TOTAL JUST VALUE	513,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042419	NEW CONSTR	2,000	12/27/2004
20042305	H/AC	4,000	12/09/2004
20042002	NEW CONSTR	5,000	11/01/2004
20041698	NEW CONSTR	120,000	09/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/1775	8/12/2022	WD	Q	I	01	494,900
GRANTOR: LAWLOR MICHAEL C						
GRANTEE: TUCH LAURA						
1261/1615	9/28/2004	WD	Q	V		56,500
GRANTOR: AMELIA ISLAND LAND						
GRANTEE: LAWLOR MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FOP=[YR=2005] N10 W16 S10 R2 U2 E4 R2 D2 E8$ W8 U2 L2 W4 L2 D2 N10W20 S26 FGR=[YR=2005] S21E20 N21 W20 $ E20 S14 E9 FOP=[YR=2005] S3 E9 N3 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E11 S6 E12 N36 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	R-1	83.00	98.00	1.00	LT		1.00	1.00	1.10	205,000.00	225,500.00	225,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,500 Market: 0 Agricultural: 0 Common: 225,500 PRINTED 07/09/2026 BY SYS