LOT 7
IN OR 2226/591
EX MINERAL RIGHTS PT 1826/1193

WUNDER RONALD F & CAROL J
1655 INDIGO ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-163W-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

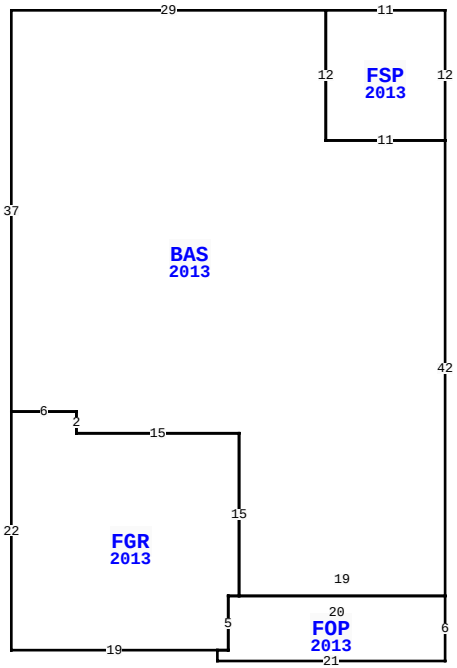
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,701 | 100 | 2013 | 1,701 | 251,198 |
| FGR | 427 | 55 | 2013 | 235 | 34,704 |
| FOP | 121 | 30 | 2013 | 36 | 5,317 |
| FSP | 132 | 40 | 2013 | 53 | 7,827 |
| TOTALS | 2,381 | | | 2,025 | 299,045 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,025 | 112.6020 | 156.52 | 316,953 | 2013 | 2013 | 0 | 0 | 0 | 5.65 | 94.35 |

1 SNGL FAM 100% - 2019 Heated Area: 1701 HX Base Yr 2019




1655 INDIGO ST, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 299,045 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 205,000 |
| TOTAL MARKET VALUE | | 504,045 |
| SOH/AGL Deduction | | 218,176 |
| ASSESSED VALUE | | 285,869 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 234,458 |
| TOTAL JUST VALUE | | 504,045 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 488,993 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122469 | NEW CONSTR | 189,000 | 12/10/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2226/0591 | 9/19/2018 | WD | Q | I | 01 | 320,000 |
| GRANTOR: FRKETIC LOUIS J & KIM | | | | | | |
| GRANTEE: WUNDER RONALD F & C | | | | | | |
| 1854/1168 | 4/19/2013 | WD | Q | I | 01 | 212,900 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: FRKETIC LOUIS J & K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2013] W11 BAS=[YR=2013] W29 S37 FGR=[YR=2013] S22 E19 FOP=[YR=2013] S1 E21 N6 W20 S5 W1$ E1 N5 E1 N15 W15 N2 W6$ E6 S2 E15 S15 E19 N42 W11 N12$ S12 E11 N12$.

## 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 | 000100 | C | RES | 100 | 0003 | R-1 | 0.00 | 0.00 | 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