LOT 11
IN OR 1883/391
PARKVIEW II PB 7/312

LANGFORD PATRICIA PEACOCK
1753 INDIGO ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163W-0011-0000

BUILDING CHARACTERISTICS

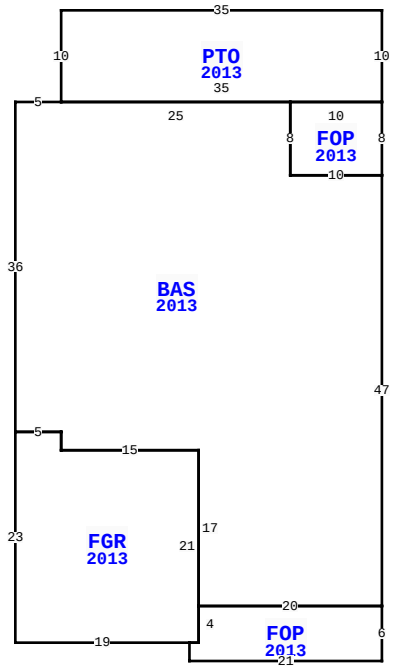
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,770	100	2013	1,770	256,964
FGR	430	55	2013	236	34,262
FOP	80	30	2013	24	3,484
FOP	122	30	2013	37	5,371
PTO	350	5	2013	18	2,613
TOTALS	2,752			2,085	302,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	110.6420	153.79	320,652	2013	2013	0	0	0	5.60	94.40

1 SNGL FAM 100% - 2014 Heated Area: 1770 HX Base Yr 2014



BLD DATE	10/24/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

1753 INDIGO ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,695
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		510,095
SOH/AGL Deduction		263,489
ASSESSED VALUE		246,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,195
TOTAL JUST VALUE		510,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131429	NEW CONSTR	3,497	06/21/2013
20131151	NEW CONSTR	3,000	05/23/2013
20131115	NEW CONSTR	2,800	05/21/2013
20130667	SFR NEW CONSTR	203,000	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1256	8/07/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: LANGFORD PATRICIA P						
1883/0391	9/26/2013	SW	Q	I	02	221,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LANGFORD PATRICIA P						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W35 S10 BAS=[YR=2013] W5 S36 FGR=[YR=2013] S23 E19 FOP=[YR=2013] S2 E21 N6 W20 S4 W1$ E1 N21 W15 N2 W5$ E5 S2 E15 S17 E20 N47 FOP=[YR=2013] N8 W10 S8 E10$ W10 N8 W25$ E35 N10$.

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
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2013	2013	3	50	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 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