LOT 12
PARKVIEW II PB 7/312

PITCHER KIMBERLY M & ROGER L L/E/
1775 INDIGO ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-163W-0012-0000

BUILDING CHARACTERISTICS

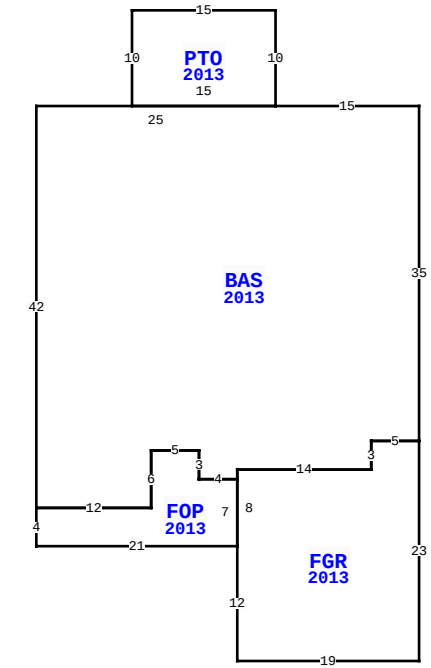
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,547	100	2013	1,547	235,141
FGR	395	55	2013	217	32,984
FOP	126	30	2013	38	5,776
PTO	150	5	2013	8	1,216
TOTALS	2,218			1,810	275,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,810	115.9000	161.10	291,591	2013	2013	0	0	0	5.65	94.35

1 SNGL FAM 100% - 2025 Heated Area: 1547 HX Base Yr 2025



1775 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		275,116
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		480,116
SOH/AGL Deduction		1,565
ASSESSED VALUE		478,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		427,140
TOTAL JUST VALUE		480,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0253	INSTALL A 22'X14'	16,500	05/20/2026
20122508	NC SFR	163,344	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2837/669	12/15/2025	LE	U	I	11	100
GRANTOR: PITCHER KIMBERLY M &						
GRANTEE: PITCHER HOWARD						
2708/1908	4/10/2024	WD	Q	I	01	565,000
GRANTOR: FANZO DALE T & PATRIC						
GRANTEE: PITCHER KIMBERLY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 PTO=[YR=2013] N10 W15 S10 E15$ W25 S42
FOP=[YR=2013] S4 E21 FGR=[YR=2013] S12 E19 N23 W5 S3 W14 S8$
N7 W4 N3 W5 S6 W12$ E12 N6 E5 S3 E4 N1 E14 N3 E5 N35$.

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