LOTS 24 & 25
PARKVIEW II PB 7/312

TRIVETT TRISTEN M & MEGAN C
1512 CARSWELL CIR SW, APT A
WASHINGTON, DC 20032

2026

00-00-31-163W-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

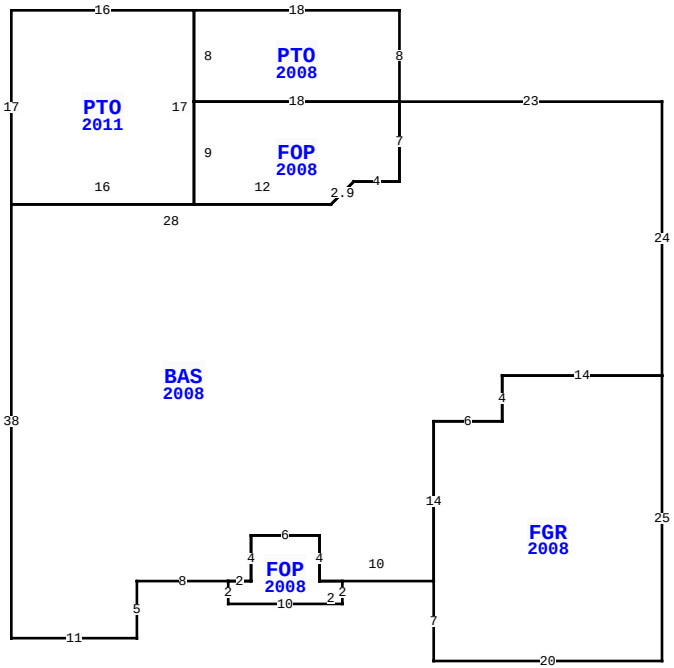
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,793	100	2008	1,793	259,690
FGR	476	55	2008	262	37,947
FOP	44	30	2008	13	1,883
FOP	152	30	2008	46	6,662
PTO	144	5	2008	7	1,014
PTO	272	5	2011	14	2,028
TOTALS	2,881			2,135	309,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,135	113.8760	158.29	337,949	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2011 Heated Area: 1793 HX Base Yr 2011



1742 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		309,223
TOTAL MARKET OB/XF VALUE		6,145
TOTAL LAND VALUE - MARKET		410,000
TOTAL MARKET VALUE		725,368
SOH/AGL Deduction		420,104
ASSESSED VALUE		305,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,853
TOTAL JUST VALUE		725,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111569	XFOB	7,000	09/07/2011
20080174	OTHER	2,000	02/06/2008
20071974	H/AC	6,500	10/17/2007
20071681	NEW CONSTR	8,000	09/06/2007
20071655	NEW CONSTR	2,500	09/04/2007
20071556	CO ISSUED	164,083	08/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1718/0997	12/27/2010	WD	U	I	11	207,000
GRANTOR: SECURITY REAL ESTATE						
GRANTEE: TRIVETT TRISTEN M &						
1717/0314	12/22/2010	QC	U	V	11	42,000
GRANTOR: SECURITY REAL ESTATE						
GRANTEE: TRIVETT TRISTEN M &						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
5	0911	SCRN RM A	0	100	0	0	416.00	SF	18.00	18.00	100	2011	2011	3	40	2,995	

BUILDING DIMENSIONS

BAS=[YR=2008] W23 PTO=[YR=2008] N8W18 PTO=[YR=2011] W16S17E16 FOP=[YR=2008] E12 R2 U2 E4N7W18S9$N17$S8E18$ S7 W4 D2 L2 W28 S38E11 N5E8 FOP=[YR=2008] S2E10N2W2N4W6S4W2$ E2 N4E6S4E10 FGR=[YR=2008] S7E20N25W14 S4W6S14$ N14E6N4E14N24$.

LAND DESCRIPTION

TOTAL OB/XF 6,145

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							
2	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: 410,000 Market: 0 Agricultural: 0 Common: 410,000 PRINTED 07/09/2026 BY SYS