

WEST JOHN A & PIPAR L
813 DIANE DR
FERNANDINA BEACH, FL 32034

00-00-30-0050-000C-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD ON PLY 50

Exterior Wall20FACE BRICK 50

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms1 100

Frame Stories Units02WOOD FRAME 100
0 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2029.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,0001001,00093,656

STP24102187

UGR3004513512,644

TOTALS1,3241,137106,487

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,137110.7700131.54149,561196919800028.8071.20

1 SNGL FAM - 100% - 2017Heated Area: 1000HX Base Yr 2017

2540122525

2416124

46STP 19936

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE106,487

TOTAL MARKET OB/XF VALUE1,419

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE207,906

SOH/AGL Deduction86,755

ASSESSED VALUE121,151

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE71,151

TOTAL JUST VALUE207,906

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE182,158

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2067/00668/18/2016WDQI02149,000

GRANTOR: JOHNSON ROBERT W FAMI

GRANTEE: WEST JOHN A & PIPAR

1275/119011/19/2004WDUI01100

GRANTOR: JOHNSON ROBERT W

GRANTEE: JOHNSON ROBERT W TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E24 STP=[YR=1993] S6 E4 N6 W4\$ E16

UGR=[YR=1993] E12 N25 W12 S25\$ N25\$.

EXTRA FEATURES

813 DIANE DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDOYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000581.00SF6.506.50100198019803351,322

21242WD DECK A01006636.00SF10.0010.001002005200532797

LAND DESCRIPTIONTOTAL OB/XF1,419

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPED TDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-290.00150.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE04/29/2020BYDJATotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS