PT OF LOTS 76 & 77
SUB PT OF SEC 4-2N-28E
PBK 0/59 & PBK 1/5

TILIAKOS BELIA ANNA L/E/
877 DIANE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000C-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

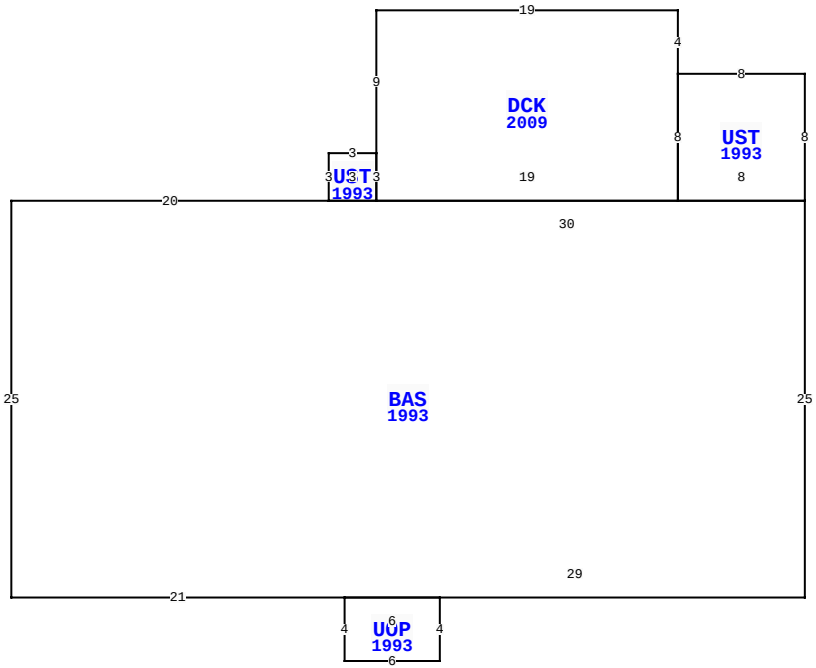
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	119,818
DCK	228	10	23	2,205
UOP	24	20	5	479
UST	9	45	4	383
UST	64	45	29	2,780
TOTALS	1,575		1,311	125,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,311	109.0960	129.55	169,840	1969	1975	0	0	0	26.01	73.99

1 SNGL FAM – 0% - 0 Heated Area: 1250 HX Base Yr



825 DIANE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	125,665
TOTAL MARKET OB/XF VALUE	1,590
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	227,255
SOH/AGL Deduction	36,460
ASSESSED VALUE	190,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,795
TOTAL JUST VALUE	227,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0340	2/19/2019	QC	U	I	11	100
GRANTOR: SAMPSON MICHAEL W & B						
GRANTEE: SAMPSON MICHAEL W &						
1996/1201	8/10/2015	DG	U	I	11	100
GRANTOR: SAMPSON MICHAEL W						
GRANTEE: SAMPSON MICHAEL W &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 DCK=[YR=2009] N4 W19 S9 UST=[YR=1993] W3 S3 BAS=[YR=1993] W20 S25 E21 UOP=[YR=1993] S4 E6 N4 W6 $ E29 N25 W30$ E3 N3$ S3 E19 N8$ S8 E8 N8$.

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	0810	CONCRETE A	0	0	0	0	653.00	SF	6.50	6.50	100	1980	1980	3	35	1,486	
3	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	1981	1981	3	38	104	

LAND DESCRIPTION

TOTAL OB/XF 1,590

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	SFR	0		RS-2	90.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS