S-30 OF LOT 76 & 75
SUB PT OF SEC 4 PB 0/59
IN OR 2074/1983

MUIR BENJAMIN D
851 DIANE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000C-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

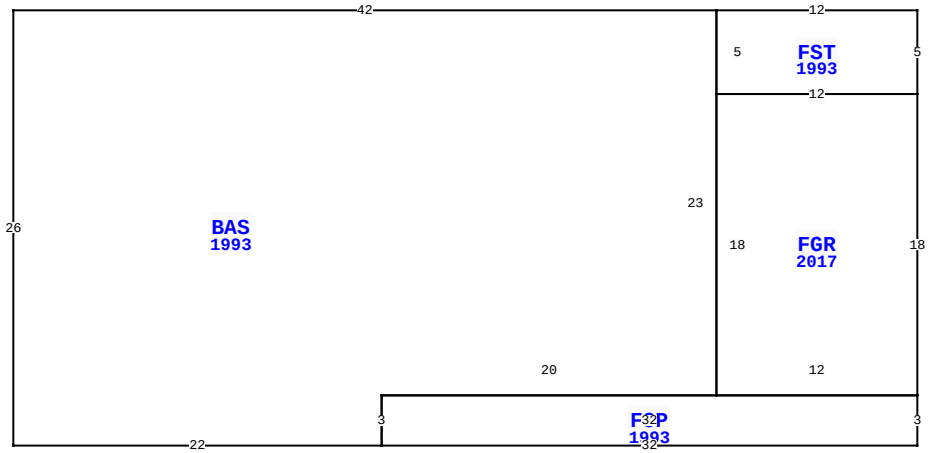
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,032	100	1,032	123,526
FGR	216	55	119	14,244
FOP	96	30	29	3,471
FST	60	55	33	3,950
TOTALS	1,404		1,213	145,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,213	125.2125	148.69	180,361	1973	1973	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2017 Heated Area: 1032 HX Base Yr 2017



851 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		145,191
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		246,841
SOH/AGL Deduction		105,747
ASSESSED VALUE		141,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,094
TOTAL JUST VALUE		246,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991783	REPAIR/RRF	1,200	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/1983	9/28/2016	WD	Q	I	01	165,000
GRANTOR: CRISMOND ELIZABETH M						
GRANTEE: MUIR BENJAMIN D						
1792/1906	5/10/2012	WD	U	I	12	30,500
GRANTOR: YORK AMANDA JENNIFER						
GRANTEE: CRISMOND ELIZABETH						

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
1	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	74	740	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E22 FOP=[YR=1993] E32 N3 FGR=[YR=2017] N18 FST=[YR=1993] N5 W12 S5E12$ W12 S18E12$ W32S3$ N3 E20 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	100		RS-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 09/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS