

S-31 OF LOT 75 & 76
SUB OF SEC 4 PB 0/59
IN OR 2611/1573

MIRANDA RICARDO HERNAN
853 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000C-0070



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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
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NEIGHBORHOOD/LOC	2029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	111,832
FCP	276	25	69	7,810
FST	36	55	20	2,264
STP	20	10	2	226

TOTALS	1,320		1,079	122,133
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	38	9			342.00	SF 6.50	2012
2	0810	CONCRETE A	0	0	9	4			36.00	SF 6.50	1973
3	0810	CONCRETE A	0	0	10	10			100.00	SF 6.50	1973
4	0940	SHEDS/PORT	0	0	20	12			240.00	SF 30.00	1992
5	0810	CONCRETE A	0	0	6	3			18.00	SF 6.50	1973

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RS-2	85.00	150.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,079	116.6000	138.46	149,398	1973	1978	0	0	18.25	81.75
1 SNGL FAM - 0% - 2023 Heated Area: 988 HX Base Yr											
FST 1993 FCP 1993 BAS 1993 STP 1993											

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

853 DIANE DR, FERNANDINA BEACH											
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1	0810	CONCRETE A	0	0	38	9			342.00	SF 6.50	2012
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TOTAL OB/XF											
3,781											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RS-2	85.00	150.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 8											Tax Dist:
BUILDING MARKET VALUE											122,133
TOTAL MARKET OB/XF VALUE											3,781
TOTAL LAND VALUE - MARKET											100,000
TOTAL MARKET VALUE											225,914
SOH/AGL Deduction											0
ASSESSED VALUE											225,914
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											225,914
TOTAL JUST VALUE											225,914
NCON VALUE											0
INCOME VALUE											0
PREVIOUS YEAR MKT VALUE											194,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225826	PAV DRIVE SECT	1,500	03/01/2012
B950323	REPAIR/RRF	1,500	04/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2611/1573	10/25/2022	QC	U	I	11	119,400			
GRANTOR: GOLDCOAST INTERNATIONAL									
GRANTEE: MIRANDA RICARDO HER									
2268/1039	4/12/2019	WD	U	I	12	155,000			
GRANTOR: FULLWOOD M DANIEL & M									
GRANTEE: GOLDCOAST INTERNATI									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W38 FCP=[YR=1993] W3 FST=[YR=1993] W9 S4 E9 N4 \$ S4 W9 S22 E12 N26 \$ S26 E10 STP=[YR=1993] S4 E5 N4 W5 \$ E28 N26 \$.											