

S-33 OF LOT 75  
SUB PT OF SEC 4 PB 0/59  
IN OR 2256/338

SAMPSON ANNA T L/E/  
877 DIANE DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000C-0090



| 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                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2029.00 |
|------------------|---------|

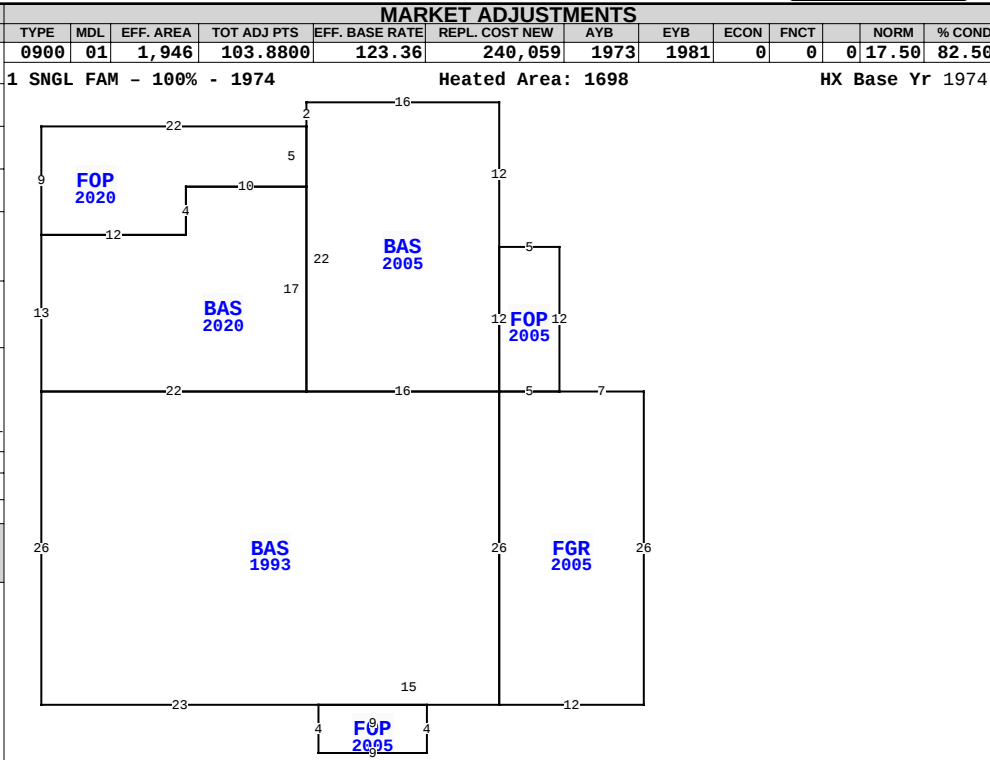
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 988              | 100         | 988          | 100,551              |
| BAS       | 384              | 100         | 384          | 39,080               |
| BAS       | 326              | 100         | 326          | 33,177               |
| FGR       | 312              | 55          | 172          | 17,505               |
| FOP       | 36               | 30          | 11           | 1,120                |
| FOP       | 60               | 30          | 18           | 1,832                |
| FOP       | 158              | 30          | 47           | 4,783                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,264 |  | 1,946 | 198,049 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 12 | 12 | 144.00 | SF | 30.00 | 30.00          | 100       | 1986    |
| 2              | 0811       | CONCRETE B  | 0 100   | 52 | 10 | 520.00 | SF | 5.20  | 5.20           | 100       | 1986    |
| 3              | 0810       | CONCRETE A  | 0 100   | 6  | 4  | 24.00  | SF | 6.50  | 6.50           | 100       | 1986    |
| 5              | 0681       | POLE SHED   | 0 100   | 7  | 12 | 84.00  | SF | 15.00 | 15.00          | 100       | 1996    |
| 6              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 175.00 | SF | 10.00 | 10.00          | 100       | 2005    |

| 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                  | 100 |     | RS-2     | 85.00 | 150.00 | 1.00        | LT        |     |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 04/23/2021 | BY | RK |
|-------------|------------|----|----|



|                                |
|--------------------------------|
| 877 DIANE DR, FERNANDINA BEACH |
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| 877 DIANE DR, FERNANDINA BEACH |    |       |                | INC DATE  |         |             |   | AG DATE |                 |       |  |
|--------------------------------|----|-------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|--|
| UNITS                          | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND  | OB/XF MKT VALUE | NOTES |  |
| 144.00                         | SF | 30.00 | 30.00          | 100       | 1986    | 1986        | 3 | 20      | 864             |       |  |
| 520.00                         | SF | 5.20  | 5.20           | 100       | 1986    | 1986        | 3 | 52      | 1,406           |       |  |
| 24.00                          | SF | 6.50  | 6.50           | 100       | 1986    | 1986        | 3 | 52      | 81              |       |  |
| 84.00                          | SF | 15.00 | 15.00          | 100       | 1996    | 1996        | 3 | 25      | 315             |       |  |
| 175.00                         | SF | 10.00 | 10.00          | 100       | 2005    | 2005        | 3 | 27      | 473             |       |  |
|                                |    |       |                |           |         |             |   |         |                 |       |  |
|                                |    |       |                |           |         |             |   |         |                 |       |  |
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|                                |    |       |                |           |         |             |   |         |                 |       |  |
|                                |    |       |                |           |         |             |   |         |                 |       |  |

| TOTAL OB/XF |       |        |             |           |     |           |        |         |            |                |      | 3,139 |
|-------------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------|-------|
| LOC ZONE    | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA |       |
| RS-2        | 85.00 | 150.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 100,000.00 | 100,000.00     | :    |       |
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| Market: 0 |
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| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 8 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 8              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 198,049   |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,139     |   |
| TOTAL LAND VALUE - MARKET |  | 100,000   |   |
| TOTAL MARKET VALUE        |  | 301,188   |   |
| SOH/AGL Deduction         |  | 173,778   |   |
| ASSESSED VALUE            |  | 127,410   |   |
| TOTAL EXEMPTION VALUE     |  | 55,000    |   |
| BASE TAXABLE VALUE        |  | 72,410    |   |
| TOTAL JUST VALUE          |  | 301,188   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 252,467   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 19004207   | MBR         | 44,995 | 06/01/2019 |
| M10524     | MECH OTHER  | 300    | 10/01/2005 |
| R0507751   | REPAIR/RRF  | 1,200  | 06/01/2005 |
| 0575       | REMODEL     | 1,000  | 10/01/1993 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / I | V / I | RSN CD |
| 2256/0338                      | 2/19/2019  | LE U      | I     | I     | 11     |
| GRANTOR: TILIAKOS BELIA A & MI |            |           |       |       |        |
| GRANTEE: STIVERS STEPHANIE T   |            |           |       |       |        |
| 0252/0154                      | 11/01/1977 | QD U      | I     |       | 100    |
| GRANTOR:                       |            |           |       |       |        |
| GRANTEE:                       |            |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2005] W7 FOP=[YR=2005] N12 W5 BAS=[YR=2005] N12 W16 S2FOP=[YR=2020] W22 S9 BAS=[YR=2020] S13 E22 N17 W10 S4 W12 \$ E12 N4 E10 N5\$S22 BAS=[YR=1993] W22 S26 E23 FOP=[YR=2005] S4 E9 N4 W9 \$ E15 N26 W16 \$ E16 N12 \$ S12 E5 \$ W5 S26 E12 N26 \$ . |  |  |  |  |  |  |  |  |  |  |  |