

PT OF CASHEN LOT 74 S-54
SUB OF SEC 4 PB 0/59
IN OR 961/941 & OR 961/944

LANDRUM JAMES
879 DIANE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000C-0100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0900	01	2,072	101.9200	121.03	250,774	1975	1980	0	0	0	17.75	82.25	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001													Heated Area: 2052													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001													
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	0	0 100																											
Units	0	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	1,926	100	1,926	191,728																									
BAS	54	100	54	5,376																									
BAS	72	100	72	7,167																									
FOP	68	30	20	1,991																									
TOTALS			2,120	2,072	206,262																								
EXTRA FEATURES										879 DIANE DR, FERNANDINA BEACH																			
L N	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	29	9	261.00	SF	6.50	6.50	100	1987	1987	3	54.5	925													
2	0810	CONCRETE A	0	100	0	0	242.00	SF	6.50	6.50	100	1987	1987	3	54.5	857													
3	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1975	1975	3	20	2,240													
4	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	1993	1993	3	20	128													
5	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,768													
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128													
TOTAL OB/XF 6,046																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 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																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0961/0944	12/11/2000	WD	Q	I		92,500

GRANTOR: WALES VINCENT A

GRANTEE: LANDRUM JAMES K

0961/0941	12/11/2000	WD	U	I	06	100
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GRANTOR: BRAUDA SUE GUARDIAN O

GRANTEE: LANDRUM JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=1995] N6 W12 S6 E12 \$ W12 N18 W17
BAS=[YR=1995] W3 S18 E3 N18 \$ S18 W6 N2 W4 S2 W11 S26 E19
FOP=[YR=1993] S4 E17 N4 W17 \$ E43 N26 \$.