BLK 1 LOT 3 & PT R/W ABND BY
CITY ORD 280
BEING PARCEL"2" IN OR 2256/340

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

**2023**

**00-00-31-1240-0001-0030**

## 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 | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

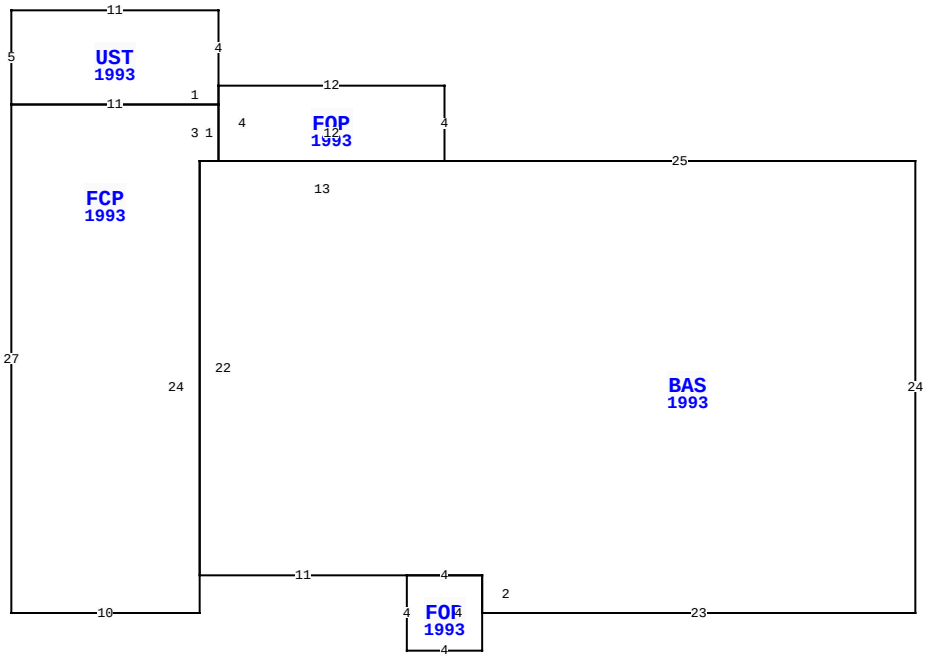
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 882 | 100 | 882 | 76,514 |
| FCP | 273 | 25 | 68 | 5,899 |
| FOP | 16 | 30 | 5 | 434 |
| FOP | 48 | 30 | 14 | 1,215 |
| UST | 55 | 45 | 25 | 2,169 |
| TOTALS | 1,274 | | 994 | 86,230 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 994 | 110.8080 | 100.00 | 99,400 | 1956 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 882 HX Base Yr




23 N 14TH PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 86,230 |
| TOTAL MARKET OB/XF VALUE | 2,204 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 263,434 |
| SOH/AGL Deduction | 86,068 |
| ASSESSED VALUE | 177,366 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 177,366 |
| TOTAL JUST VALUE | 263,434 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 212,485 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110193 | REPAIR/RRF | 3,800 | 02/10/2011 |
| 5117 | REPAIR/RRF | 750 | 11/28/1988 |
| 2230 | CHNGE SRVC | 500 | 10/12/1988 |

## 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

BAS=[YR=1993] W25FOP=[YR=1993] N4W12 UST=[YR=1993] N4W11S5
FCP=[YR=1993] S27E10 N24E1N3W11$E11N1$S4E12$W13S22 E11
FOP=[YR=1993] S4E4N4W4$E4S2E23 N24$.

## 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 | 0 | 0 | 0 | 415.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 944 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2007 | 2007 | 3 | 35 | 1,260 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,204

| 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 | 0006 | R-1 | 75.00 | 190.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS