BLK 263 S1/2 OF LOT 9
IN OR 2256/340 BEING PARCEL 5
CITY OF FDNA BEACH S/D OF

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

2023

00-00-31-1800-0263-0092

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

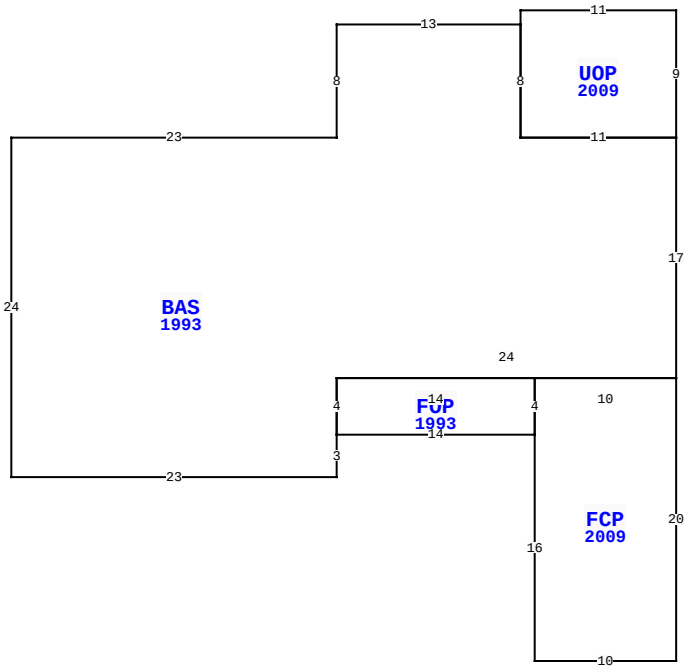
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	82,768
FCP	200	25	50	3,890
FOP	56	30	17	1,323
UOP	99	20	20	1,556
TOTALS	1,419		1,151	89,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	99.6400	89.93	103,509	1960	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1064 HX Base Yr



BLD DATE	03/27/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

625 S 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,535
TOTAL MARKET OB/XF VALUE	593
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	262,128
SOH/AGL Deduction	86,910
ASSESSED VALUE	175,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,218
TOTAL JUST VALUE	262,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120709	WATER & PLUMBING	500	04/23/2012
20101806	RE-ROOF	3,500	10/19/2010
20091680	REMODEL BATH	1,400	12/10/2009
20091683	KITCHEN ELEC REMO	200	12/10/2009
20091663	REMODEL	4,800	12/07/2009

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

UOP=[YR=2009] W11S1 BAS=[YR=1993] W13S8W23 S24 E23 N3
FOP=[YR=1993] E14 FCP=[YR=2009] S16E10N20W10S4$N4 W14 S4$ N4
E24 N17 W11N8$S8E11N9$.

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	47	8	376.00	SF	6.50	6.50	100	1960	1960	3	20	489	
2	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1960	1960	3	20	104	

LAND DESCRIPTION

TOTAL OB/XF 593

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	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 06/12/2020 BY DJA Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS