

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

2024

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



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	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
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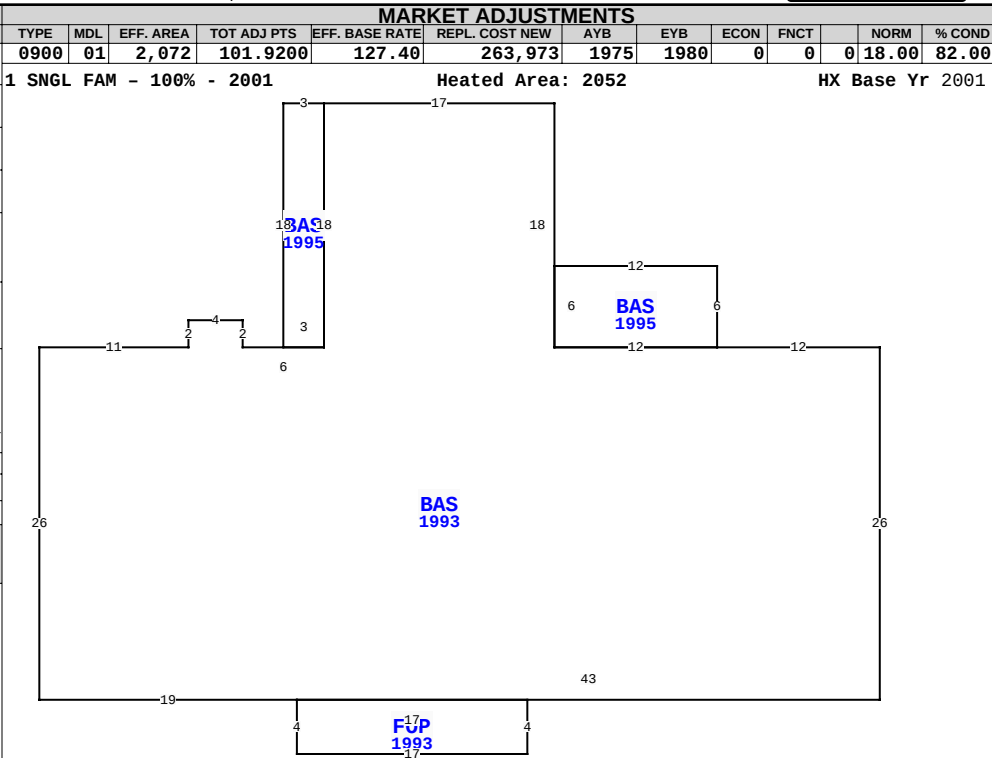
NEIGHBORHOOD/LOC	2029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	201,205
BAS	54	100	54	5,642
BAS	72	100	72	7,522
FOP	68	30	20	2,089

TOTALS	2,120		2,072	216,458
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	29	9	261.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	0	0	242.00	SF	6.50	6.50
3	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	35.00
4	1242	WD DECK A	0 100	0	0	64.00	SF	10.00	10.00
5	0810	CONCRETE A	0 100	0	0	499.00	SF	6.50	6.50
6	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	85.00	150.00	1.00



879 DIANE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	52	882	
100	1987	1987	3	52	818	
100	1975	1975	3	20	2,240	
100	1993	1993	3	20	128	
100	1987	1987	3	52	1,687	
100	1993	1993	3	20	128	

TOTAL OB/XF									
5,883									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		216,458	
TOTAL MARKET OB/XF VALUE		5,883	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		342,341	
SOH/AGL Deduction		210,273	
ASSESSED VALUE		132,068	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		82,068	
TOTAL JUST VALUE		342,341	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401490	ADDITION	20,560	12/01/1994
3804	N/A	2,928	01/05/1987

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	
GRANTOR: BRAUDA SUE GUARDIAN O							
GRANTEE: LANDRUM JAMES							

BUILDING NOTES							
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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 \$.							