

PT OF CASHEN LOTS 73 & 74 IN
SEC 04-2N-28E IN OR 2394/984
PB 1/5 (AKA BLOCK C LOT 12 &

WOODS CHRISTY G
893 DIANE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000C-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

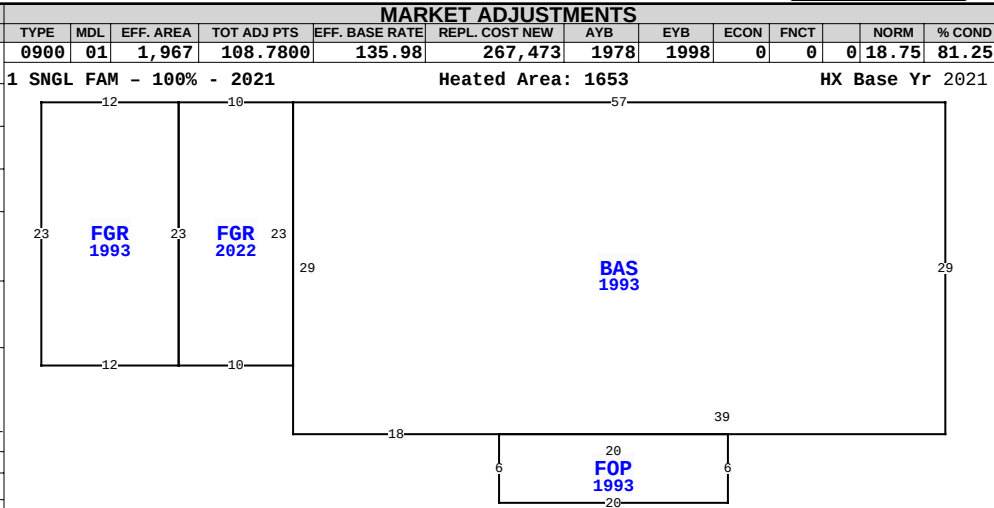
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100	1,653	182,630
FGR	276	55	152	16,794
FGR	230	55	126	13,921
FOP	120	30	36	3,977
TOTALS	2,279		1,967	217,322

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0812	CONCRETE C	0 100	0	0	1,698.00	SF	4.00	4.00	100	1996

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		RSF	2143.00	92.00	1.00	LT	1.00

REVIEW DATE 01/31/2024 BY KBA



893 DIANE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,518											

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Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											8
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						217,322					
TOTAL MARKET OB/XF VALUE						6,518					
TOTAL LAND VALUE - MARKET						120,000					
TOTAL MARKET VALUE						343,840					
SOH/AGL Deduction						95,027					
ASSESSED VALUE						248,813					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						198,813					
TOTAL JUST VALUE						343,840					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						315,033					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008465	DEMOLITION	0	10/05/2020
B9401503	XFOB	300	12/01/1994
7058	REPAIR/RRF	3,700	03/07/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2394/0984	9/22/2020	WD	Q	I	02	250,000			
GRANTOR: ROTHWELL JOHN W JR									
GRANTEE: WOODS CHRISTY G									
2176/1669	2/03/2018	FJ	U	I	11	0			
GRANTOR: CLERK OF COURT									
GRANTEE: ROTHWELL JOHN W JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W57 FGR=[YR=2022] W10 FGR=[YR=1993] W12 S23 E12 N23\$ S23 E10 N23\$ S29 E18 FOP=[YR=1993] S6 E20 N6 W20\$ E39 N29\$.											

OTHER ADJUSTMENTS AND NOTES											

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