

BLOCK E LOT 9
IN OR 1478/649
SUB OF SEC 4 PB 0/59

HERRING LUCY W
882 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000E-0090



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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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	1,304	100	1,304	155,212
FGR	312	55	172	20,473
FOP	16	30	5	595
USP	120	30	36	4,285

TOTALS	1,752		1,517	180,565
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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	20	11	220.00	SF	6.50	6.50
2	0803	ASPHALT C	0 100	0	0	2,015.00	SF	2.00	2.00
3	0476	VF 6 SBPL	0 100	0	0	61.00	LF	32.00	32.00
4	0810	CONCRETE A	0 100	51	4	204.00	SF	6.50	6.50

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	2111.00	190.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,517	116.4840	145.60	220,875	1979	1979		0	0	18.25	81.75	
1 SNGL FAM - 100% - 2008 Heated Area: 1304 HX Base Yr 2008													

882 DIANE DR, FERNANDINA BEACH	BLD DATE 02/05/2008	DJ	LGL DATE	03/14/2024	MLU
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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	20	11	220.00	SF	6.50	6.50	100	1979	1979	3	30	429	
2	0803	ASPHALT C	0 100	0	0	2,015.00	SF	2.00	2.00	100	1986	1986	3	50	2,015	
3	0476	VF 6 SBPL	0 100	0	0	61.00	LF	32.00	32.00	100	2007	2007	3	72	1,405	
4	0810	CONCRETE A	0 100	51	4	204.00	SF	6.50	6.50	100	2002	2002	3	82	1,087	

TOTAL OB/XF														4,936	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
RSF-2111.00	190.00	1.00	LT		1.00	1.00	1.25	120,000.00	150,000.00	1					

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				180,565	
TOTAL MARKET OB/XF VALUE				4,936	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				335,501	
SOH/AGL Deduction				216,750	
ASSESSED VALUE				118,751	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				63,751	
TOTAL JUST VALUE				335,501	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				302,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8781	REPAIR/RRF	2,000	03/23/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1478/0649	2/12/2007	WD Q	Q	I		235,000	
GRANTOR: DUARTE SANTOS E & MIR							
GRANTEE: HERRING LUCY W & RI							
1142/0295	6/03/2003	WD Q	Q	I		147,000	
GRANTOR: LEIDECKER NANCY E							
GRANTEE: DUARTE SANTOS E & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 USP=[YR=2013] N10 W12 S10 E12\$ W12 N2 W10 S2 W10 FGR=[YR=1993] W12 S26 E12 N26\$ S28 E16 FOP=[YR=1993] E4 N4 W4 S4\$ N4 E4 S4 E6 N2 E22 N26\$.									