S-51 OF LOT 80
IN OR 2797/24
SUB PT OF SEC 4 PB 0/59

DONG JINXIA
802 DIANE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

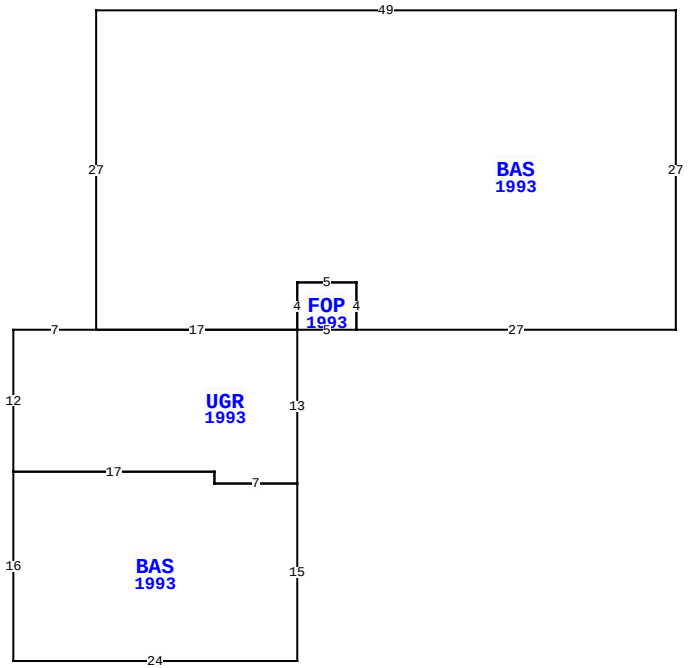
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	377	100	1993	377	36,967
BAS	1,303	100	1993	1,303	127,765
FOP	20	30	1993	6	588
UGR	295	45	1993	133	13,041
TOTALS	1,995			1,819	178,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,819	109.0000	143.88	261,718	1977	1977	0	0	0	31.85	68.15

1 SNGL FAM – 100% - 2000 Heated Area: 1680 HX Base Yr 2000



802 DIANE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		178,361
TOTAL MARKET OB/XF VALUE		2,338
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		395,699
SOH/AGL Deduction		279,270
ASSESSED VALUE		116,429
TOTAL EXEMPTION VALUE	HX HB BX	55,722
BASE TAXABLE VALUE		60,707
TOTAL JUST VALUE		395,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950407	REPAIR/RRF	2,400	11/01/1995
8664	CHNGE SRVC	180	01/19/1993
4475	H/AC	3,373	01/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2797/24	6/23/2025	WD	Q	I	01	420,000
GRANTOR: SCARBOROUGH ALPHONSO						
GRANTEE: DONG JINXIA						
0886/0132	6/08/1999	WD	Q	I		106,500
GRANTOR: PHILO RONALD A JR & K						
GRANTEE: SCARBOROUGH ALPHONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S27 UGR=[YR=1993] W7 S12 BAS=[YR=1993] S16E24 N15 W7 N1 W17$ E17 S1 E7 N13 FOP=[YR=1993] E5 N4 W5 S4$ W17$ E17 N4 E5 S4 E27 N27$.

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	0803	ASPHALT C	0	100	0	0	1,288.00	SF	2.00	2.00	100	1977	1977	3	50	1,288	
2	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	1977	1977	3	27	474	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1984	1984	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,338

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	RES	100		RSF-	115.00	179.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS