S-9 OF LOT 77
SUB OF SEC 4 PB 0/59
IN OR 2067/66

WEST JOHN A & PIPAR L
813 DIANE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000C-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

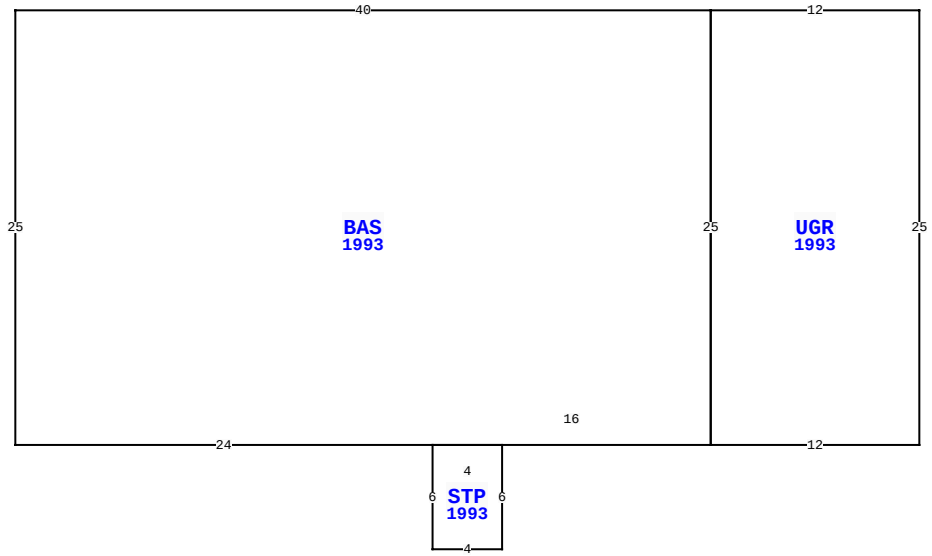
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	102,573
STP	24	10	1993	2	205
UGR	300	45	1993	135	13,848
TOTALS	1,324			1,137	116,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,137	110.7700	146.22	166,252	1969	1980	0	0	0	29.85	70.15

1 SNGL FAM – 100% - 2017 Heated Area: 1000 HX Base Yr 2017



813 DIANE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		116,626
TOTAL MARKET OB/XF VALUE		1,212
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		332,838
SOH/AGL Deduction		204,433
ASSESSED VALUE		128,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,683
TOTAL JUST VALUE		332,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/0066	8/18/2016	WD	Q	I	02	149,000
GRANTOR: JOHNSON ROBERT W FAMI						
GRANTEE: WEST JOHN A & PIPAR						
1275/1190	11/19/2004	WD	Q	I	01	100
GRANTOR: JOHNSON ROBERT W						
GRANTEE: JOHNSON ROBERT W TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E24 STP=[YR=1993] S6 E4 N6 W4$ E16
UGR=[YR=1993] E12 N25 W12 S25$ N25$.

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	100	0	0	581.00	SF	6.50	6.50	100	1980	1980	3	30	1,133	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2005	2005	3	22	79	

LAND DESCRIPTION

TOTAL OB/XF 1,212

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-2	90.00	150.00	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