PT OF LOTS 76 & 77
SUB PT OF SEC 4-2N-28E
PBK 0/59 & PBK 1/5

TILIAKOS BELIA ANNA L/E/
877 DIANE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000C-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

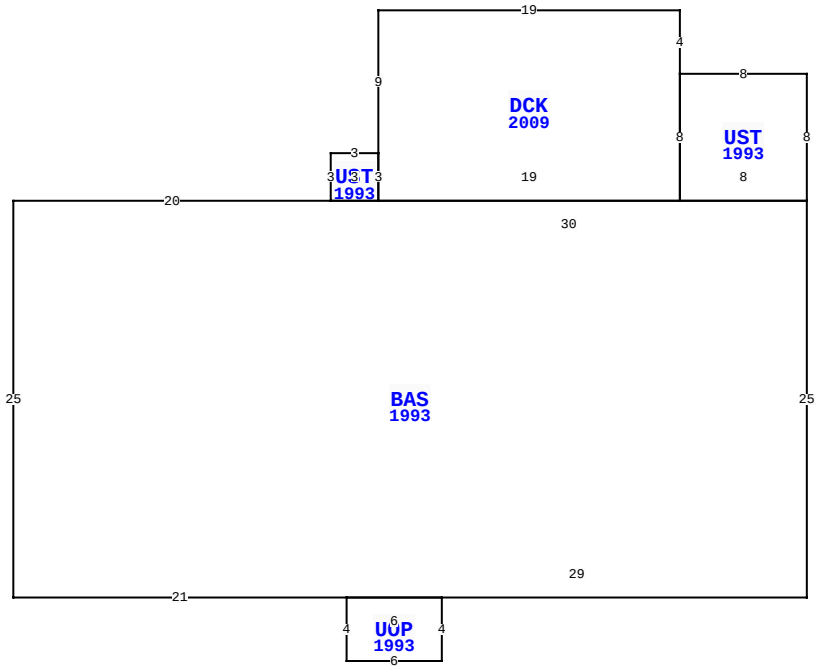
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,250	100	1993	1,250	131,337
DCK	228	10	2009	23	2,416
UOP	24	20	1993	5	525
UST	9	45	1993	4	420
UST	64	45	1993	29	3,047
TOTALS	1,575			1,311	137,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,311	109.0960	144.01	188,797	1969	1975	0	0	0	27.04	72.96

1 SNGL FAM – 0% - 0 Heated Area: 1250 HX Base Yr



825 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	137,746
TOTAL MARKET OB/XF VALUE	1,362
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	354,108
SOH/AGL Deduction	123,245
ASSESSED VALUE	230,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,863
TOTAL JUST VALUE	354,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0340	2/19/2019	QC	U	I	11	100
GRANTOR: SAMPSON MICHAEL W & B						
GRANTEE: SAMPSON MICHAEL W &						
1996/1201	8/10/2015	DG	U	I	11	100
GRANTOR: SAMPSON MICHAEL W						
GRANTEE: SAMPSON MICHAEL W &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 DCK=[YR=2009] N4 W19 S9 UST=[YR=1993] W3 S3 BAS=[YR=1993] W20 S25 E21 UOP=[YR=1993] S4 E6 N4 W6 $ E29 N25 W30$ E3 N3$ S3 E19 N8$ S8 E8 N8$.

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	0	0	0	653.00	SF	6.50	6.50	100	1980	1980	3	30	1,273	
2	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	1981	1981	3	32.5	89	

LAND DESCRIPTION

TOTAL OB/XF 1,362

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	0		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