S-30 OF LOT 76 & 75
SUB PT OF SEC 4 PB 0/59
IN OR 2074/1983

MUIR BENJAMIN D
851 DIANE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000C-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

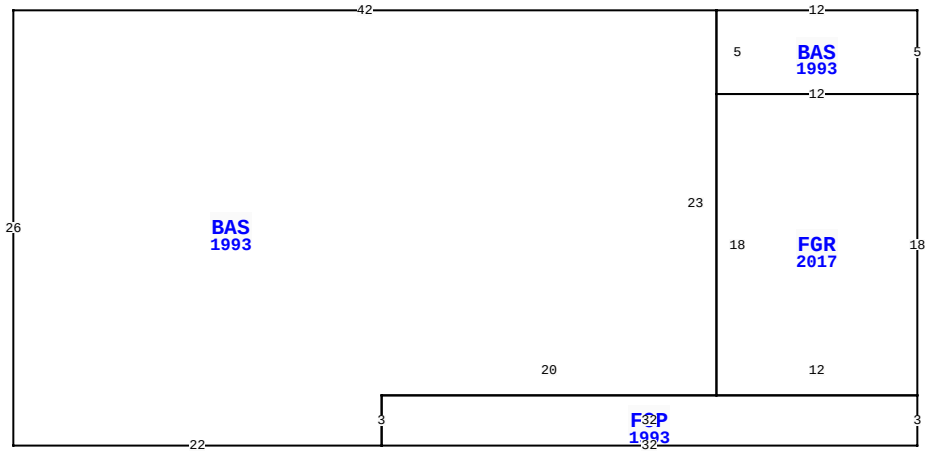
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	60	100	1993	60	8,281
BAS	1,032	100	1993	1,032	142,426
FGR	216	55	2017	119	16,423
FOP	96	30	1993	29	4,002
TOTALS	1,404			1,240	171,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,240	124.0995	163.81	203,124	1973	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2017 Heated Area: 1092 HX Base Yr 2017



851 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		171,132
TOTAL MARKET OB/XF VALUE		1,430
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		387,562
SOH/AGL Deduction		238,021
ASSESSED VALUE		149,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,819
TOTAL JUST VALUE		387,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991783	REPAIR/RRF	1,200	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/1983	9/28/2016	WD	Q	I	01	165,000
GRANTOR: CRISMOND ELIZABETH M						
GRANTEE: MUIR BENJAMIN D						
1792/1906	5/10/2012	WD	U	I	12	30,500
GRANTOR: YORK AMANDA JENNIFER						
GRANTEE: CRISMOND ELIZABETH						

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	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	65	650	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W42 S26 E22 N3 E20 N23 $
FGR=[YR=2017;ORIG=12,23] N18 W12 S18 E12 $
FOP=[YR=1993;ORIG=-20,26] E32 N3 W32 S3 $
BAS=[YR=1993;ORIG=12,5] N5 W12 S5 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,430

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	85.00	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