S-31 OF LOT 75 & 76
SUB OF SEC 4 PB 0/59
IN OR 2693/574

MIRANDA RICARDO HERNAN
853 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000C-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

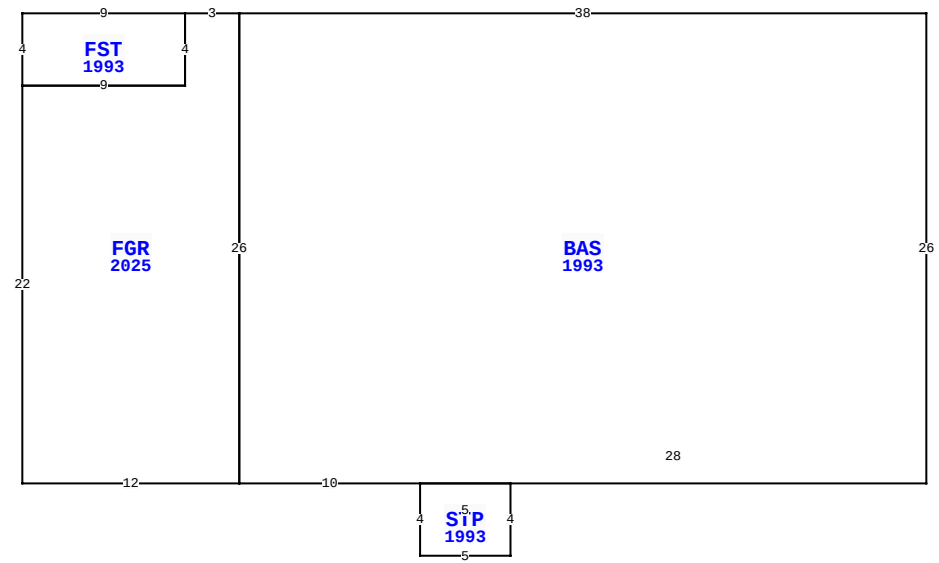
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	988	100	1993	988	123,551
FGR	276	55	2025	152	19,008
FST	36	55	1993	20	2,501
STP	20	10	1993	2	250
TOTALS	1,320			1,162	145,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,162	116.6000	153.91	178,843	1973	1978	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2024 Heated Area: 988 HX Base Yr 2024



853 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		145,310
TOTAL MARKET OB/XF VALUE		3,716
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		364,026
SOH/AGL Deduction		104,803
ASSESSED VALUE		259,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,501
TOTAL JUST VALUE		364,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005495	ENCL FCP	8,000	05/07/2024
B1225826	PAV DRIVE SECT	1,500	03/01/2012
B950323	REPAIR/RRF	1,500	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/574	1/25/2024	QC	U	I	11	100
GRANTOR: GOLDCOAST INTERNATION						
GRANTEE: MIRANDA RICARDO HER						
2611/1573	10/25/2022	QC	U	I	11	119,400
GRANTOR: GOLDCOAST INTERNATION						
GRANTEE: MIRANDA RICARDO HER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W38 S26 E10 E28 N26 $
FGR=[YR=2025;ORIG=-38,0] W3 S4 W9 S22 E12 N26 $
FST=[YR=1993;ORIG=-41,0] W9 S4 E9 N4 $
STP=[YR=1993;ORIG=-28,26] S4 E5 N4 W5 $
.

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	38	9	342.00	SF	6.50	6.50	100	2012	2012	3	92	2,045	
2	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	1973	1973	3	23	54	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1973	1973	3	23	150	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	1973	1973	3	23	27	

LAND DESCRIPTION

TOTAL OB/XF 3,716

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 08/07/2024 BY HS Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS