S-32 OF LOT 75
IN OR 2741/660
SUB PT OF SEC 4 PB 0/59

AMOS CELESTE A L/E/
865 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000C-0080

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 100
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	03	Quality Level 03

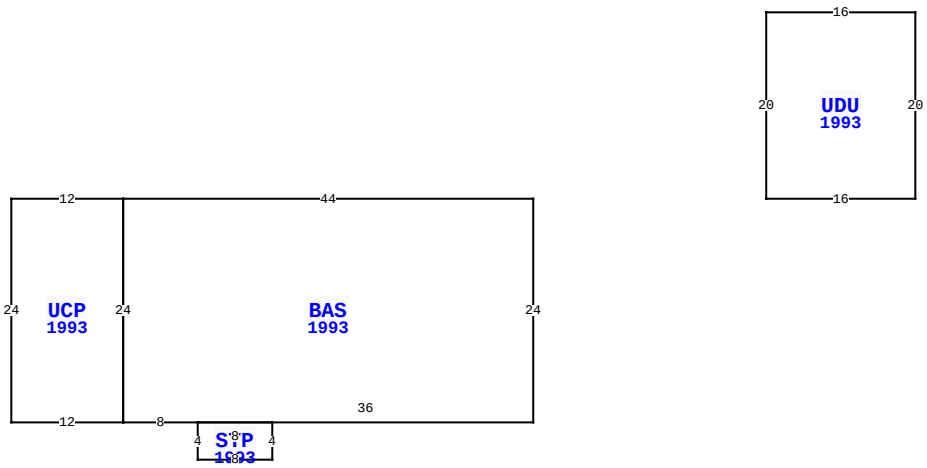
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	129,971
STP	32	10	1993	3	369
UCP	288	20	1993	58	7,138
UDU	320	55	1993	176	21,662
TOTALS	1,696			1,293	159,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,293	113.3600	149.64	193,485	1973	1982	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 1991 Heated Area: 1056 HX Base Yr 1991



865 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		159,141
TOTAL MARKET OB/XF VALUE		858
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		374,999
SOH/AGL Deduction		301,996
ASSESSED VALUE		73,003
TOTAL EXEMPTION VALUE	WX HX HB	53,003
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		374,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708725	LEVEL CPT	7,200	10/03/2017
3841	N/A	3,000	01/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/660	9/25/2024	WD	U	I	11	100
GRANTOR: AMOS CELESTE A						
GRANTEE: WILSON MELISSA ANNE						
0594/0229	4/02/1990	WD	Q	I		58,500
GRANTOR: RUTLEDGE AGNES A						
GRANTEE: AMOS CARL & CELESTE						

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	440.00	SF	6.50	6.50	100	1980	1980	3	30	858	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UCP=[YR=1993] W12 S24 E12 N24$ S24 E8
STP=[YR=1993] S4 E8 N4 W8$ E36 N24$ PTR=E25 UDU=[YR=1993]
E16 N20 W16S20$W25$.

LAND DESCRIPTION

TOTAL OB/XF 858

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