S-33 OF LOT 75
SUB PT OF SEC 4 PB 0/59
IN OR 2256/338

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

2025

00-00-30-0050-000C-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

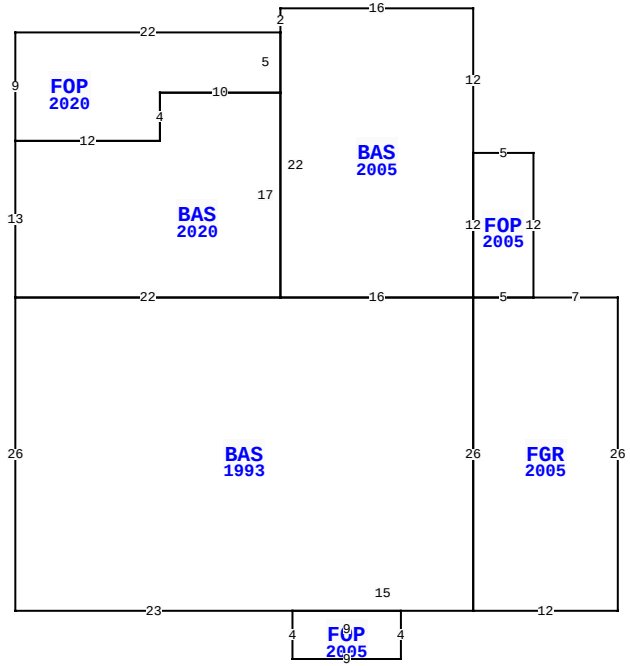
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	111,090
BAS	384	100	2005	384	43,176
BAS	326	100	2020	326	36,655
FGR	312	55	2005	172	19,340
FOP	36	30	2005	11	1,237
FOP	60	30	2005	18	2,024
FOP	158	30	2020	47	5,285
TOTALS	2,264			1,946	218,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,946	103.8800	137.12	266,836	1973	1981	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1974 Heated Area: 1698 HX Base Yr 1974



877 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		218,806
TOTAL MARKET OB/XF VALUE		2,883
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		436,689
SOH/AGL Deduction		301,651
ASSESSED VALUE		135,038
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		29,316
TOTAL JUST VALUE		436,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004207	MBR	44,995	06/01/2019
M10524	MECH OTHER	300	10/01/2005
R0507751	REPAIR/RRF	1,200	06/01/2005
0575	REMODEL	1,000	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/0338	2/19/2019	LE	U	I	11	100
GRANTOR: TILIAKOS BELIA A & MI						
GRANTEE: STIVERS STEPHANIE T						
0252/0154	11/01/1977	QD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

EXTRA FEATURES

L N	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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1986	1986	3	20	864	
2	0811	CONCRETE B	0	100	52	10	520.00	SF	5.20	5.20	100	1986	1986	3	47	1,271	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1986	1986	3	47	73	
4	0681	POLE SHED	0	100	7	12	84.00	SF	15.00	15.00	100	1996	1996	3	23	290	
5	1242	WD DECK A	0	100	0	0	175.00	SF	10.00	10.00	100	2005	2005	3	22	385	

BUILDING DIMENSIONS

FGR=[YR=2005] W7 FOP=[YR=2005] N12 W5 BAS=[YR=2005] N12 W16 S2FOP=[YR=2020] W22 S9 BAS=[YR=2020] S13 E22 N17 W10 S4 W12 $ E12 N4 E10 N5$S22 BAS=[YR=1993] W22 S26 E23 FOP=[YR=2005] S4 E9 N4 W9 $ E15 N26 W16 $ E16 N12 $ S12 E5 $ W5 S26 E12 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 2,883

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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