

LANDRUM JAMES
879 DIANE DR
FERNANDINA BEACH, FL 32034

00-00-30-0050-000C-0100

BUILDING CHARACTERISTICS

CDDCONSTRUCTION

ELEMENTCD05AVERAGE 100Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 80Interior Floo08SHT VINYL 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units00 100BUD8 Adjustme05DIST 1A 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA02NEIGHBORHOOD/LOC2029.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUEBAS1,92610019931,926211,818BAS541001995545,939BAS721001995727,918FOP68301993202,200TOTALES2,1202,072227,875EXTRA FEATURESBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A0100299261.00SF6.506.5010019871987349.584020810CONCRETE A010000242.00SF6.506.5010019871987349.577930510GARAGE WD-01001620320.00SF35.0035.00100197519753202,24041242WD DECK A01000064.00SF10.0010.001001993199332012850810CONCRETE A010000499.00SF6.506.5010019871987349.51,60661242WD DECK A01008864.00SF10.0010.0010019931993320128LAND DESCRIPTIONUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV1000100CRES100RSF-285.00150.001.00LT1.001.001.00215,000.00215,000.00215,000REVIEW DATE01/31/2024BYKBA Total Acres: 0.00Total Land Value: 215,000Market: 0Agricultural: 0Common: 215,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND0900012,072101.9200134.53278,7461975198000018.2581.75

1 SNGL FAM - 100% - 2001 Heated Area: 2052 HX Base Yr 2001

Basement (BAS) 1995
First Floor (FOP) 1993

879 DIANE DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/28/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE227,875TOTAL MARKET OB/XF VALUE5,721TOTAL LAND VALUE - MARKET215,000TOTAL MARKET VALUE448,596SOH/AGL Deduction312,698ASSESSED VALUE135,898TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE85,176TOTAL JUST VALUE448,596NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE342,341SALES DATAOFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE0961/094412/11/2000WD Q I0692,500GRANTOR: WALES VINCENT AGRANTEE: LANDRUM JAMES K0961/094112/11/2000WD Q I06100GRANTOR: BRAUDA SUE GUARDIAN OGRANTEE: LANDRUM JAMESBUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=1995] N6 W12 S6 E12 \$ W12 N18 W17 BAS=[YR=1995] W3 S18 E3 N18 \$ S18 W6 N2 W4 S2 W11 S26 E19 FOP=[YR=1993] S4 E17 N4 W17 \$ E43 N26 \$.