PT OF CASHEN LOTS 73 & 74 IN
SEC 04-2N-28E IN OR 2394/984
PB 1/5 (AKA BLOCK C LOT 12 &

WOODS CHRISTY G
893 DIANE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000C-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

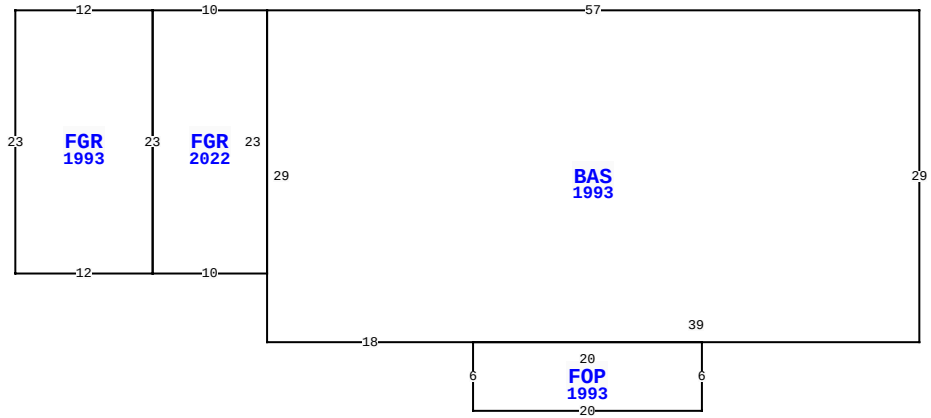
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100	1993	1,653	191,070
FGR	276	55	1993	152	17,570
FGR	230	55	2022	126	14,564
FOP	120	30	1993	36	4,161
TOTALS	2,279			1,967	227,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,967	108.7800	143.59	282,442	1978	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2021 Heated Area: 1653 HX Base Yr 2021



893 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		227,366
TOTAL MARKET OB/XF VALUE		6,294
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		448,660
SOH/AGL Deduction		192,631
ASSESSED VALUE		256,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,307
TOTAL JUST VALUE		448,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008465	DEMOLITION	0	10/05/2020
B9401503	XFOB	300	12/01/1994
7058	REPAIR/RRF	3,700	03/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/0984	9/22/2020	WD	Q	I	02	250,000
GRANTOR: ROTHWELL JOHN W JR						
GRANTEE: WOODS CHRISTY G						
2176/1669	2/03/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: ROTHWELL JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 FGR=[YR=2022] W10 FGR=[YR=1993] W12 S23 E12 N23$ S23 E10 N23$ S29 E18 FOP=[YR=1993] S6 E20 N6 W20$ E39 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,698.00	SF	4.00	4.00	100	1996	1996	3	70	4,754	

LAND DESCRIPTION

TOTAL OB/XF 6,294

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-	2143.00	92.00	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