PT OF N1/2 OF LOT 2
IN OR 2256/340 BEING PARCEL 4
SUB OF SEC 30 PBK O/59 &

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

**2025**

**00-00-30-0800-0002-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 03 | BELOW AVG. 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

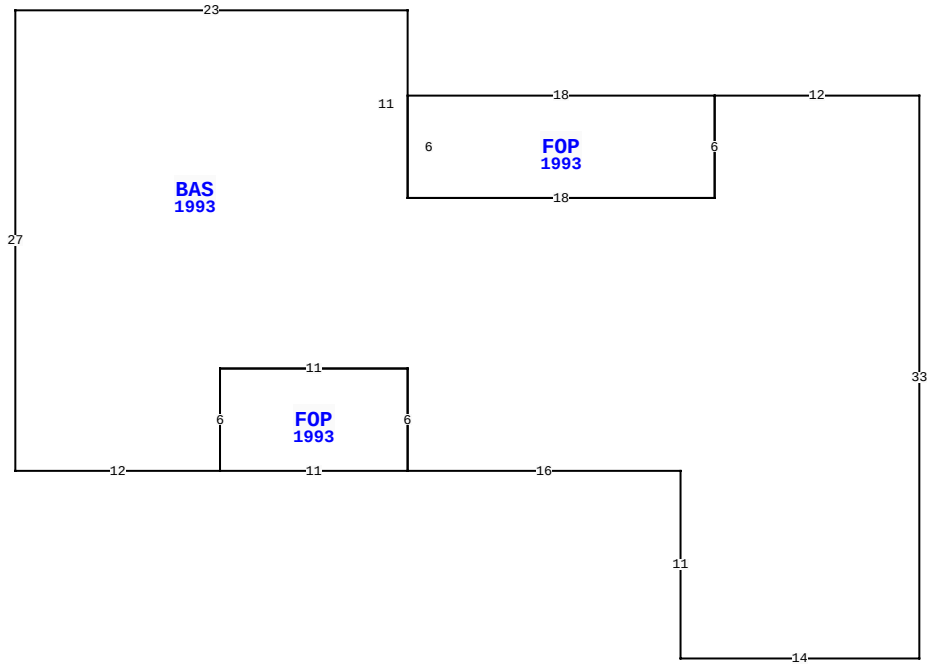
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,261 | 100 | 1993 | 1,261 | 85,470 |
| FOP | 66 | 30 | 1993 | 20 | 1,355 |
| FOP | 108 | 30 | 1993 | 32 | 2,169 |
| TOTALS | 1,435 | | | 1,313 | 88,995 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,313 | 113.8176 | 113.82 | 149,446 | 1963 | 1995 | 15 | 0 | 0 | 25.45 | 59.55 |

1 SINGLE FAM – 0% - 0 Heated Area: 1261 HX Base Yr




99059 VERBENA LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 88,995 |
| TOTAL MARKET OB/XF VALUE | 2,858 |
| TOTAL LAND VALUE - MARKET | 97,500 |
| TOTAL MARKET VALUE | 189,353 |
| SOH/AGL Deduction | 37,769 |
| ASSESSED VALUE | 151,584 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 151,584 |
| TOTAL JUST VALUE | 189,353 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 186,120 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1313319 | ROOF | 4,000 | 01/01/2013 |
| E973904 | CHNGE SRVC | 900 | 07/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2256/0340 | 2/19/2019 | QC | U | I | 11 | 100 |
| GRANTOR: SAMPSON MICHAEL W & B | | | | | | |
| GRANTEE: SAMPSON MICHAEL W & | | | | | | |
| 1996/1201 | 8/10/2015 | DG | U | I | 11 | 100 |
| GRANTOR: SAMPSON MICHAEL W | | | | | | |
| GRANTEE: SAMPSON MICHAEL W & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W18 S6 E18 N6$ S6 W18 N11 W23 S27 E12 FOP=[YR=1993] E11 N6 W11 S6$ N6 E11 S6 E16 S11 E14 N33$.

### 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 | 0681 | POLE SHED | 0 | 0 | 23 | 24 | 528.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 27 | 2,138 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 720 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,858

| 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 | 0 | 0007 | RSF- | 2100.00 | 254.00 | 100.00 | FF | | 1.00 | 1.00 | 0.75 | 1,300.00 | 975.00 | 97,500 | | | | | | | |

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS