BLK 1 LOT 3 & PT R/W ABND BY
CITY ORD 280
BEING PARCEL"2" IN OR 2256/340

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

2025

00-00-31-1240-0001-0030

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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

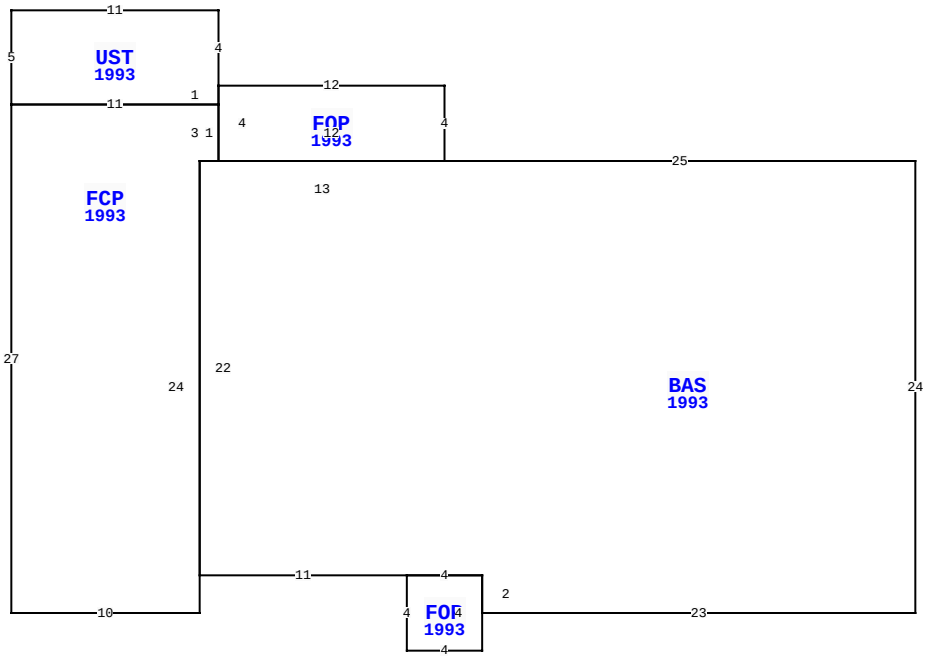
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	83,807
FCP	273	25	1993	68	6,461
FOP	16	30	1993	5	475
FOP	48	30	1993	14	1,330
UST	55	45	1993	25	2,375
TOTALS	1,274			994	94,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	994	110.8080	110.81	110,145	1956	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 882 HX Base Yr



23 N 14TH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,449
TOTAL MARKET OB/XF VALUE	1,781
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	276,230
SOH/AGL Deduction	61,617
ASSESSED VALUE	214,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,613
TOTAL JUST VALUE	276,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110193	REPAIR/RRF	3,800	02/10/2011
5117	REPAIR/RRF	750	11/28/1988
2230	CHNGE SRVC	500	10/12/1988

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] W25FOP=[YR=1993] N4W12 UST=[YR=1993] N4W11S5
FCP=[YR=1993] S27E10 N24E1N3W11$E11N1$S4E12$W13S22 E11
FOP=[YR=1993] S4E4N4W4$E4S2E23 N24$.

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	0	0	0	415.00	SF	6.50	6.50	100	1980	1980	3	30	809	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2007	2007	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 1,781

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	0006	R-1	75.00	190.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS