BLK 4 LOT 19
IN OR 2256/340
OAK LAWN PARK #2 PBK 3/25

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

**2025**

**00-00-31-150B-0004-0190**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |

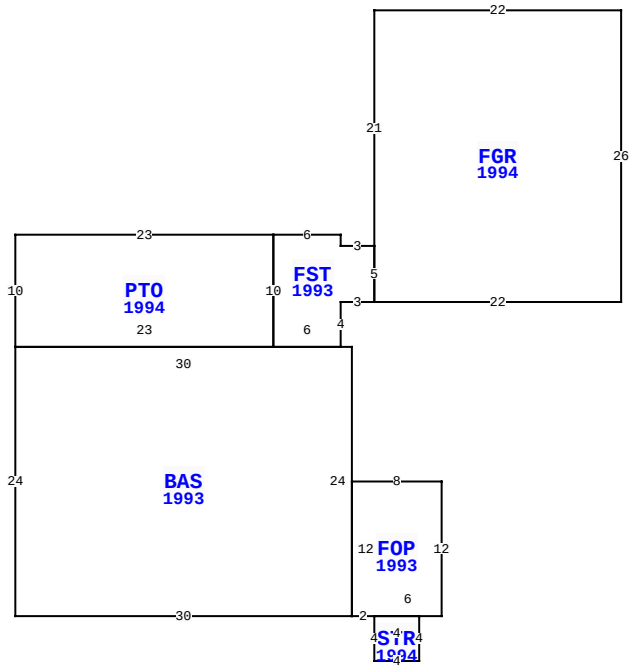
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 1993 | 720 | 65,880 |
| FGR | 572 | 55 | 1994 | 315 | 28,823 |
| FOP | 96 | 30 | 1993 | 29 | 2,654 |
| FST | 75 | 55 | 1993 | 41 | 3,752 |
| PTO | 230 | 5 | 1994 | 12 | 1,098 |
| STR | 16 | 10 | 1994 | 2 | 183 |
| TOTALS | 1,709 | | | 1,119 | 102,388 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,119 | 110.2400 | 110.24 | 123,359 | 1952 | 1990 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr




309 S 17TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 102,388 |
| TOTAL MARKET OB/XF VALUE | 1,037 |
| TOTAL LAND VALUE - MARKET | 200,200 |
| TOTAL MARKET VALUE | 303,625 |
| SOH/AGL Deduction | 87,137 |
| ASSESSED VALUE | 216,488 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 216,488 |
| TOTAL JUST VALUE | 303,625 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,093 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20021839 | REPAIR/RRF | 2,000 | 10/24/2002 |
| 2003102 | REPAIR/RRF | 0 | 05/30/2000 |

### 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

### 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 | 798.00 | SF | 6.50 | 6.50 | 100 | 1952 | 1952 | 3 | 20 | 1,037 | |

### BUILDING DIMENSIONS

FGR=[YR=1994] W22S21 FST=[YR=1993] W3N1W6 PTO=[YR=1994] W23S10 BAS=[YR=1993] S24E30 FOP=[YR=1993] E2 STR=[YR=1994] S4E4N4W4$ E6N12W8S12$ N24W30$ E23N10$ S10E6N4E3N5$ S5E22N26$.

### LAND DESCRIPTION

TOTAL OB/XF 1,037

| 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 | 91.00 | 137.00 | 91.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 200,200 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,200 Market: 0 Agricultural: 0 Common: 200,200 PRINTED 07/30/2025 BY SYS