

BLK 263 S1/2 OF LOT 9
IN OR 2256/340 BEING PARCEL 5
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0263-0092



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,064	100	1993	1,064	90,645
FCP	200	25	2009	50	4,260
FOP	56	30	1993	17	1,448
UOP	99	20	2009	20	1,704
TOTALS	1,419			1,151	98,057

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	47	8	376.00	SF	6.50
2	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	86.00	230.00	86.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,151	99.6400	99.64	114,686	1960	1995	0	0	0	14.50	85.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1064													
HX Base Yr													
625 S 15TH ST, FERNANDINA BEACH													
BLD DATE 03/27/2015 KK LGL DATE 03/18/2024 MLU													
XF DATE INC DATE													

TOTAL OB/XF													
593													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	47	8	376.00	SF	6.50	6.50	100	1960	1960
2	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1960	1960

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		98,057	
TOTAL MARKET OB/XF VALUE		593	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		287,850	
SOH/AGL Deduction		75,836	
ASSESSED VALUE		212,014	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		212,014	
TOTAL JUST VALUE		287,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,493	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120709	WATER & PLUMBING	500	04/23/2012
20101806	RE-ROOF	3,500	10/19/2010
20091680	REMODEL BATH	1,400	12/10/2009
20091683	KITCHEN ELEC REMO	200	12/10/2009
20091663	REMODEL	4,800	12/07/2009

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									
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BUILDING DIMENSIONS									
UOP=[YR=2009] W11S1 BAS=[YR=1993] W13S8W23 S24 E23 N3									
FOP=[YR=1993] E14 FCP=[YR=2009] S16E10N20W10S4\$N4 W14 S4\$ N4									
E24 N17 W11N8\$S8E11N9\$.									