

WEST JOHN A & PIPAR L
813 DIANE DR
FERNANDINA BEACH, FL 32034



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

08WD ON PLY 50

20FACE BRICK 50

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3100

1100

02WOOD FRAME 100

00100

00100

05DIST 1A 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2029.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,00010019931,000107,194

STP241019932214

UGR30045199313514,471

TOTALS1,3241,137121,880

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

21242WD DECK A01006636.00SF10.0010.001002005200532176

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900011,137110.7700153.97175,0641969198000030.3869.62

1 SNGL FAM100% - 2017Heated Area: 1000HX Base Yr 2017

4012

2525

1612

4

6

4

6

STP
1993

BAS
1993

UGR
1993

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/21/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE121,880

TOTAL MARKET OB/XF VALUE76

TOTAL LAND VALUE - MARKET220,000

TOTAL MARKET VALUE341,956

SOH/AGL Deduction210,684

ASSESSED VALUE131,872

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE80,461

TOTAL JUST VALUE341,956

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE332,838

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2067/00668/18/2016WDQI02149,000

GRANTOR: JOHNSON ROBERT W FAMI

GRANTEE: WEST JOHN A & PIPAR

1275/119011/19/2004WDQI01100

GRANTOR: JOHNSON ROBERT W

GRANTEE: JOHNSON ROBERT W TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E24 STP=[YR=1993] S6 E4 N6 W4\$ E16 UGR=[YR=1993] E12 N25 W12 S25\$ N25\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRCONSRV

1000100CRES100RSF-290.00150.001.00LT1.001.001.00220,000.00220,000.00220,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 220,000Market: 0Agricultural: 0Common: 220,000PRINTED 07/09/2026 BY SYS