

S-33 OF LOT 75
SUB PT OF SEC 4 PB 0/59
IN OR 2256/338

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

2026

00-00-30-0050-000C-0090



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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

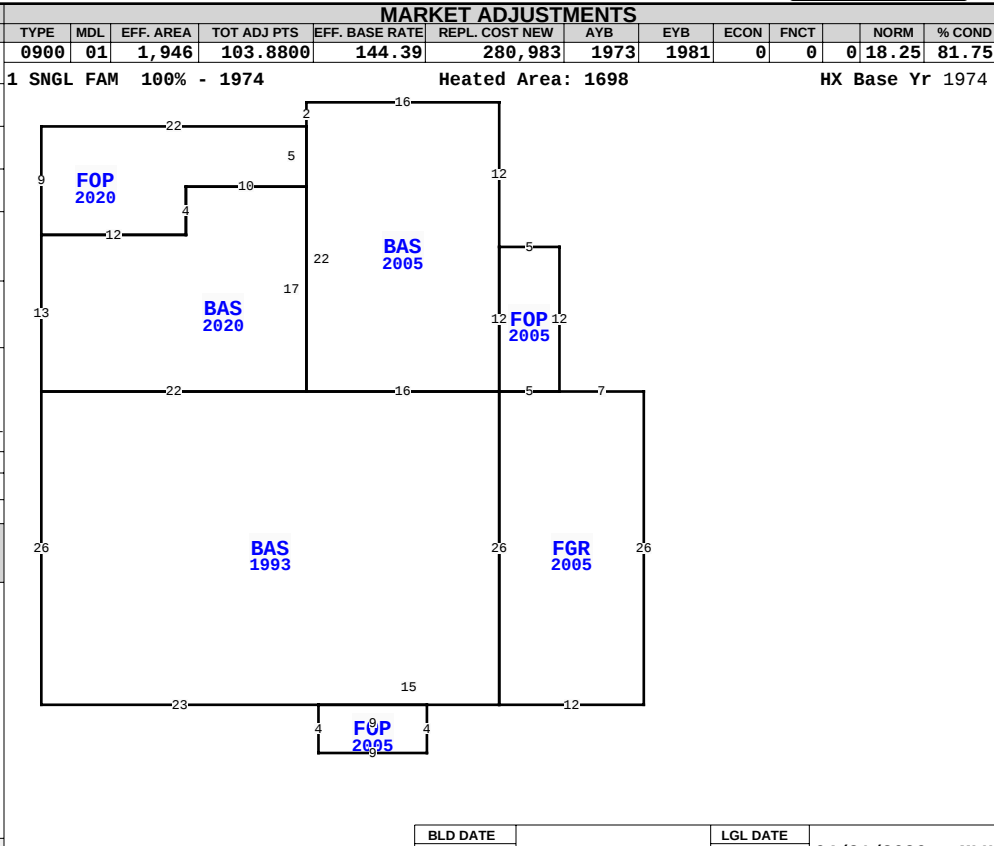
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	116,622
BAS	384	100	2005	384	45,327
BAS	326	100	2020	326	38,481
FGR	312	55	2005	172	20,303
FOP	36	30	2005	11	1,298
FOP	60	30	2005	18	2,125
FOP	158	30	2020	47	5,548
TOTALS	2,264			1,946	229,704

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00
4	0681	POLE SHED	0 100	7	12	84.00	SF	15.00	15.00
5	1242	WD DECK A	0 100	0	0	175.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	85.00	150.00	1.00



TOTAL OB/XF									
1,484									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		229,704	
TOTAL MARKET OB/XF VALUE		1,484	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		451,188	
SOH/AGL Deduction		312,504	
ASSESSED VALUE		138,684	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		82,273	
TOTAL JUST VALUE		451,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004207	MBR	44,995	06/01/2019
M10524	MECH OTHER	300	10/01/2005
R0507751	REPAIR/RRF	1,200	06/01/2005
0575	REMODEL	1,000	10/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2256/0338	2/19/2019	LE	U	I	11	100	
GRANTOR:TILIAKOS BELIA A & MI							
GRANTEE:STIVERS STEPHANIE T							
0252/0154	11/10/1977	QD	U	I		100	
GRANTOR:MELTON WENDELL E							
GRANTEE:TILIAKOS BELIA ANNA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FGR=[YR=2005] W7 FOP=[YR=2005] N12 W5 BAS=[YR=2005] N12 W16 S2FOP=[YR=2020] W22 S9 BAS=[YR=2020] S13 E22 N17 W10 S4 W12 \$ E12 N4 E10 N5\$S22 BAS=[YR=1993] W22 S26 E23 FOP=[YR=2005] S4 E9 N4 W9 \$ E15 N26 W16 \$ E16 N12 \$ S12 E5 \$ W5 S26 E12 N26 \$.							