

PT OF CASHEN LOT 74 S-54
SUB OF SEC 4 PB 0/59
IN OR 961/941 & OR 961/944

LANDRUM JAMES
879 DIANE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000C-0100



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	0	0 100
Units	0	0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

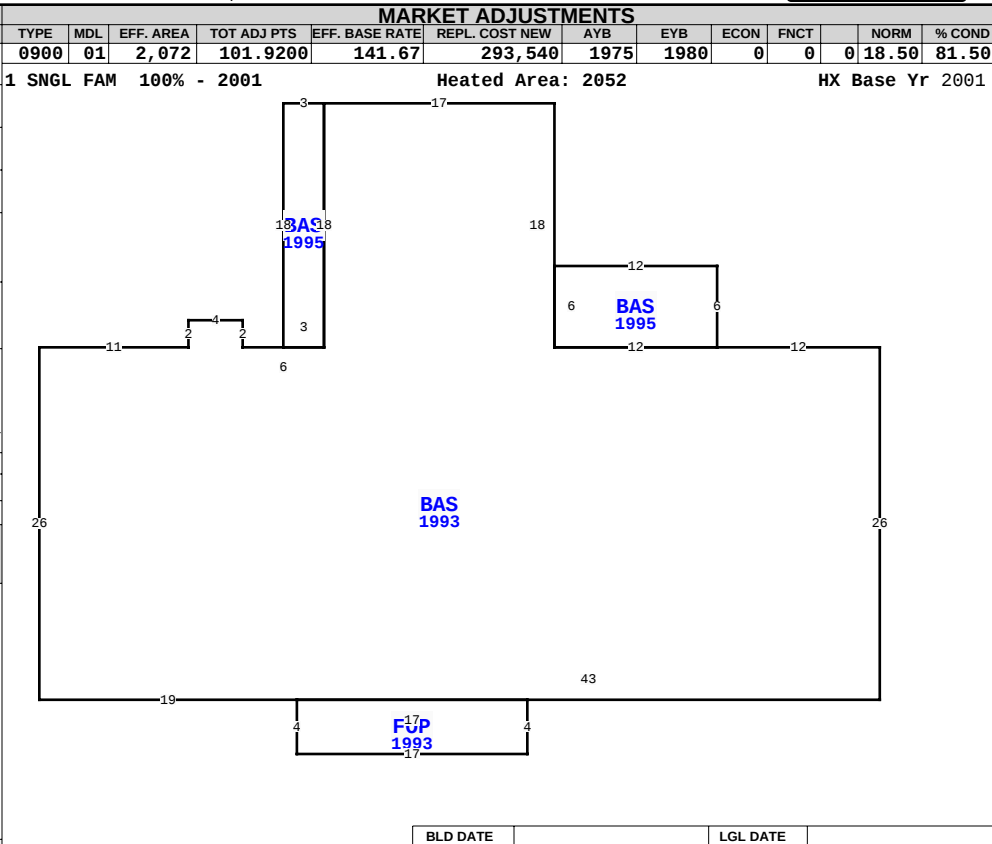
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,926	100	1993	1,926	222,378
BAS	54	100	1995	54	6,235
BAS	72	100	1995	72	8,313
FOP	68	30	1993	20	2,309
TOTALS	2,120			2,072	239,235

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	
4	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	
6	1242	WD DECK A	0	100	8	8	64.00	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	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-2	85.00	150.00	1.00	LT	



879 DIANE DR, FERNANDINA BEACH											
TOTAL OB/XF 2,496											

TOTAL OB/XF 2,496											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-2	85.00	150.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		239,235	
TOTAL MARKET OB/XF VALUE		2,496	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		461,731	
SOH/AGL Deduction		322,164	
ASSESSED VALUE		139,567	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		88,156	
TOTAL JUST VALUE		461,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401490	ADDITION	20,560	12/01/1994
3804	N/A	2,928	01/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0961/0944	12/11/2000	WD	Q	I		92,500	
GRANTOR: WALES VINCENT A							
GRANTEE: LANDRUM JAMES K							
0961/0941	12/11/2000	WD	Q	I	06	100	
GRANTOR: BRAUDA SUE GUARDIAN O							
GRANTEE: LANDRUM JAMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 BAS=[YR=1995] N6 W12 S6 E12 \$ W12 N18 W17											
BAS=[YR=1995] W3 S18 E3 N18 \$ S18 W6 N2 W4 S2 W11 S26 E19											
FOP=[YR=1993] S4 E17 N4 W17 \$ E43 N26 \$.											