BLOCK E LOT 9
IN OR 2858/1016
SUB OF SEC 4 PB 0/59

MURPHY PHILLIP
882 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000E-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

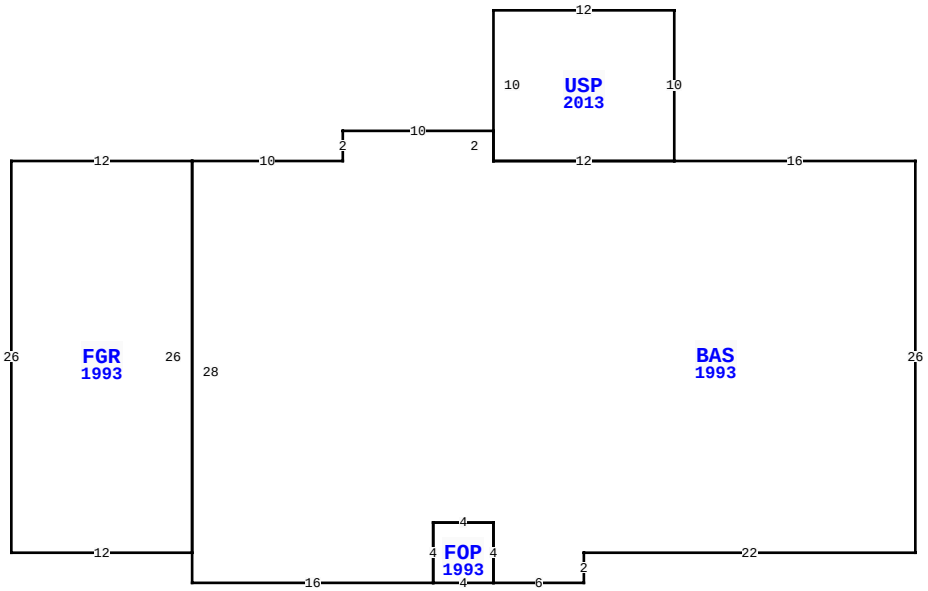
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,304	100	1993	1,304	171,544
FGR	312	55	1993	172	22,627
FOP	16	30	1993	5	658
USP	120	30	2013	36	4,736
TOTALS	1,752			1,517	199,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,517	116.4840	161.91	245,617	1979	1979	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2008 Heated Area: 1304 HX Base Yr 2008



882 DIANE DR, FERNANDINA BEACH

BLD DATE	02/05/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		199,564
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		419,564
SOH/AGL Deduction		294,070
ASSESSED VALUE		125,494
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		69,083
TOTAL JUST VALUE		419,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8781	REPAIR/RRF	2,000	03/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/1016	3/24/2026	WD	Q	I	01	390,000
GRANTOR: HERRING LUCY W						
GRANTEE: MURPHY PHILLIP						
1478/0649	2/12/2007	WD	Q	I		235,000
GRANTOR: DUARTE SANTOS E & MIR						
GRANTEE: HERRING LUCY W & RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2013] N10 W12 S10 E12$ W12 N2 W10 S2 W10 FGR=[YR=1993] W12 S26 E12 N26$ S28 E16 FOP=[YR=1993] E4 N4 W4 S4$ N4 E4 S4 E6 N2 E22 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		RSF-	2111.00	190.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS