PT OF N1/2 OF LOT 2
IN OR 2256/340 BEING PARCEL 4
SUB OF SEC 30 PBK O/59 &

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

2026

00-00-30-0800-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

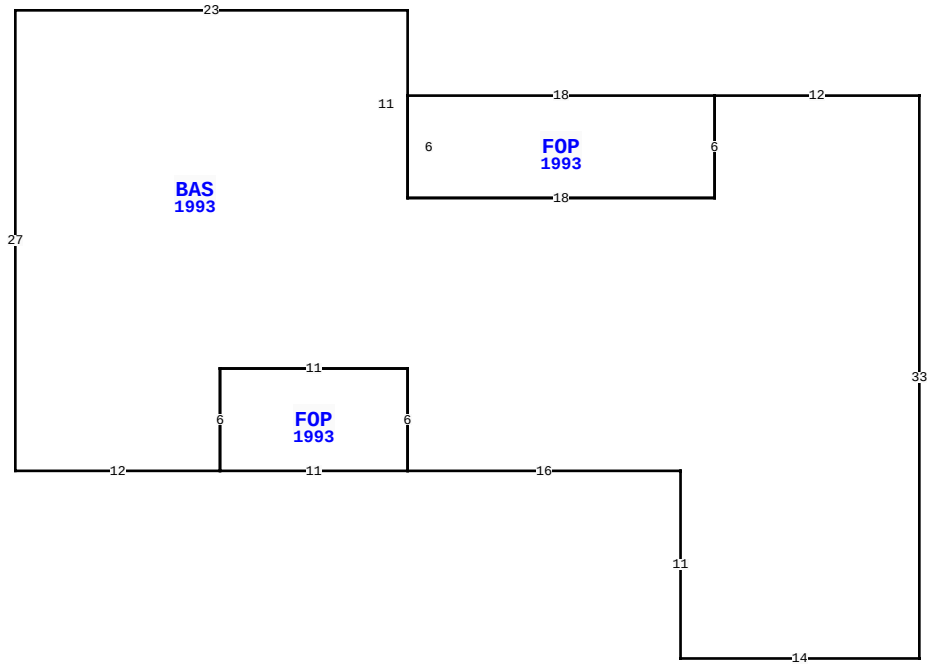
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,261	100	1993	1,261	88,537
FOP	66	30	1993	20	1,404
FOP	108	30	1993	32	2,247
TOTALS	1,435			1,313	92,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	113.8176	119.51	156,917	1963	1995	15	0	0	26.25	58.75

1 SINGLE FAM 0% - 0 Heated Area: 1261 HX Base Yr



99059 VERBENA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	92,189
TOTAL MARKET OB/XF VALUE	2,779
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	244,968
SOH/AGL Deduction	78,226
ASSESSED VALUE	166,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,742
TOTAL JUST VALUE	244,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313319	ROOF	4,000	01/01/2013
E973904	CHNGE SRVC	900	07/01/1997

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

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W18 S6 E18 N6$ S6 W18 N11 W23 S27 E12 FOP=[YR=1993] E11 N6 W11 S6$ N6 E11 S6 E16 S11 E14 N33$.

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
1	0681	POLE SHED	0	0	23	24	528.00	SF	15.00	15.00	100	2000	2000	3	26	2,059	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,779

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	0	0007	RSF-	2100.00	254.00	100.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS