BLK 263 S1/2 OF LOT 9
IN OR 2256/340 BEING PARCEL 5
CITY OF FDNA BEACH S/D OF

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

2026

00-00-31-1800-0263-0092

BUILDING CHARACTERISTICS

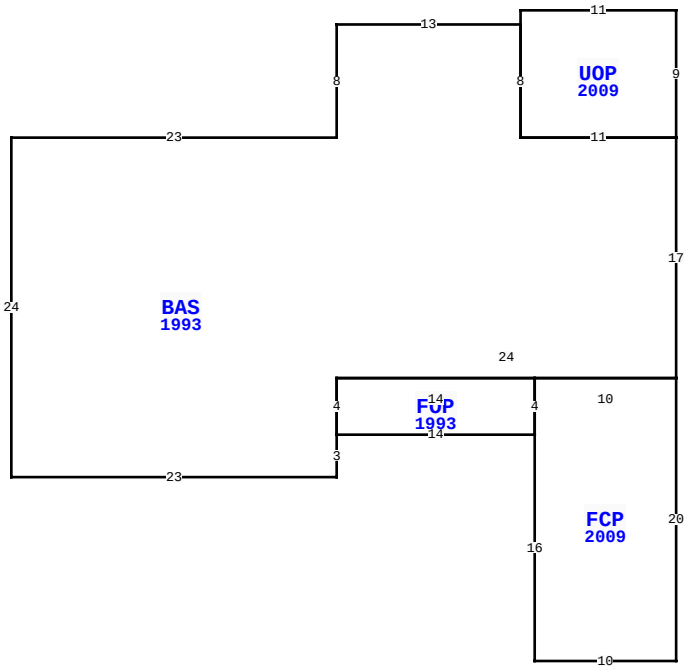
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	94,619
FCP	200	25	2009	50	4,446
FOP	56	30	1993	17	1,512
UOP	99	20	2009	20	1,778
TOTALS	1,419			1,151	102,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	99.6400	104.62	120,418	1960	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 1064 HX Base Yr



625 S 15TH ST, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,355
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	210,700
TOTAL MARKET VALUE	313,055
SOH/AGL Deduction	79,840
ASSESSED VALUE	233,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,215
TOTAL JUST VALUE	313,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120709	WATER & PLUMBING	500	04/23/2012
20101806	RE-ROOF	3,500	10/19/2010
20091680	REMODEL BATH	1,400	12/10/2009
20091683	KITCHEN ELEC REMO	200	12/10/2009
20091663	REMODEL	4,800	12/07/2009

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

UOP=[YR=2009] W11S1 BAS=[YR=1993] W13S8W23 S24 E23 N3
FOP=[YR=1993] E14 FCP=[YR=2009] S16E10N20W10S4$N4 W14 S4$ N4
E24 N17 W11N8$S8E11N9$.

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	0	0006	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS