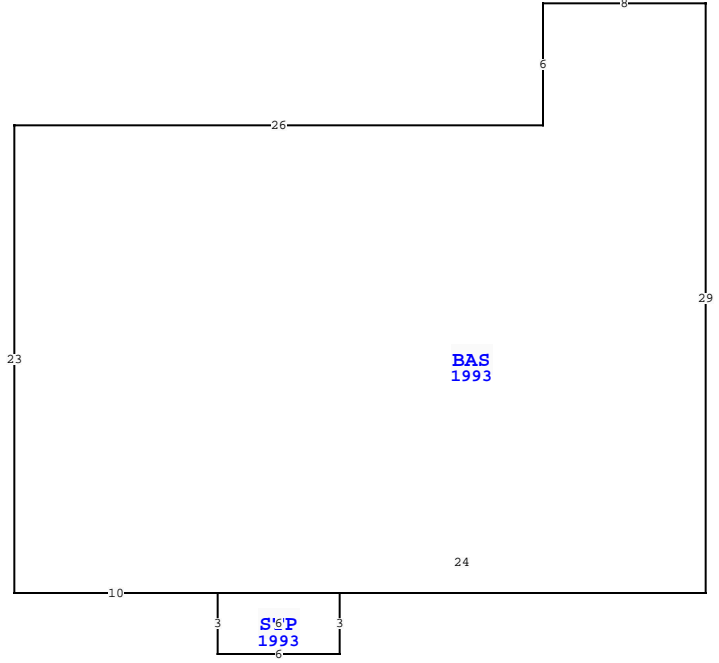


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	09 PINE WOOD 80			
Interior Floo	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	1 100			
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	2001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	830	100	830	62,378
STP	18	10	2	151
TOTALS	848		832	62,528

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	832	113.3000	102.25	85,072	1945	1945	0	0	26.50	73.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 830 HX Base Yr 2023													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			62,528
TOTAL MARKET OB/XF VALUE			6,568
TOTAL LAND VALUE - MARKET			69,600
TOTAL MARKET VALUE			138,696
SOH/AGL Deduction			0
ASSESSED VALUE			138,696
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			88,696
TOTAL JUST VALUE			138,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8525	DEMOLITION	0	11/23/1992
8153	REPAIR/RRF	3,000	06/08/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0563	5/05/2022	QC U	I	11		100
GRANTOR: NITSCHKE DENICE H LOV						
GRANTEE: LOVEQUIST MARAH KIR						
0490/0973	6/01/1986	QC U	I			100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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
3	0810	CONCRETE A	0	100	0	0			45.00	SF	6.50	1960	1960	3	20	59
4	0811	CONCRETE B	0	100	0	0			1,446.00	SF	5.20	2000	2000	3	80	6,015
5	0825	BRICK	0	100	20	3			60.00	SF	8.75	2000	2000	3	94	494

TOTAL OB/XF														6,568
811 CASHEN DR, FERNANDINA BEACH														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W8 S6 W26 S23 E10 STP=[YR=1993] S3 E6 N3 W6 \$ E24 N29 \$ .	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	58.00	100.00	58.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	69,600							