W'LY 90 FT OF N150.5 FT
OF LOT 7 OR 1246/1331
CASHEN PARK SUB PB 2/49

HOFFMAN CAROLYN
818 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0170-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

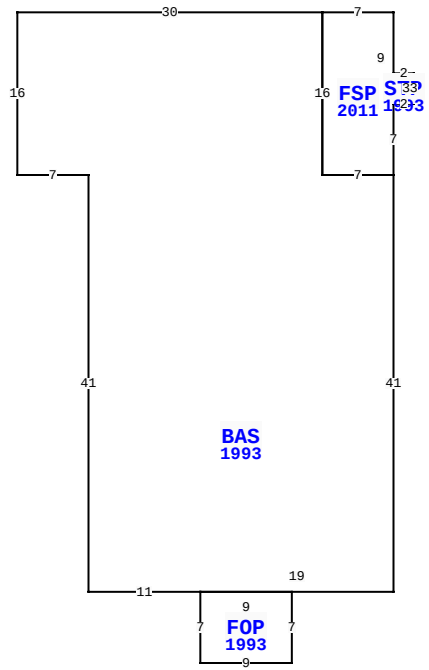
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,710	100	1,710	94,632
FOP	63	30	19	1,052
FSP	112	40	45	2,491
STP	6	10	1	56
TOTALS	1,891		1,775	98,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,775	92.6000	83.57	148,337	1939	1960	0	0	0	33.78	66.22

1 SINGLE FAM – 100% - 2005 Heated Area: 1710 HX Base Yr 2005



818 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		98,229
TOTAL MARKET OB/XF VALUE		3,968
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		210,197
SOH/AGL Deduction		116,601
ASSESSED VALUE		93,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,596
TOTAL JUST VALUE		210,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1331	7/20/2004	WD	Q	I		143,000
GRANTOR: PUTNAM TODD F & RODGE						
GRANTEE: HOFFMAN CAROLYN						
1058/1330	5/30/2002	WD	U	I	07	100
GRANTOR: CONTINO MICHELE G & M						
GRANTEE: PUTNAM TODD & RODGE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W7 BAS=[YR=1993] W30 S16 E7 S41 E11
FOP=[YR=1993] S7 E9 N7 W9 $ E19 N41 W7 N16 $ S16 E7 N7
STP=[YR=1993] E2 N3 W2 S3 $ N9 $.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1939	1939	3	20	2,240	
2	0812	CONCRETE C	0	100	0	0	1,608.00	SF	4.00	4.00	100	1970	1970	3	22	1,415	
3	0810	CONCRETE A	0	100	0	0	219.00	SF	6.50	6.50	100	1970	1970	3	22	313	

LAND DESCRIPTION

TOTAL OB/XF 3,968

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	SFR	100		RM	90.00	150.00	90.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	108,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS