LOTS 30 & 31
IN OR 2073/351
FIVE POINTS 2 PB 3/35

POIRIER MELISSA/THEM THAT TRUST
PO BOX 15671
FERNANDINA BEACH, FL 32035

**2023**

**00-00-30-024B-0030-0000**

## BUILDING CHARACTERISTICS

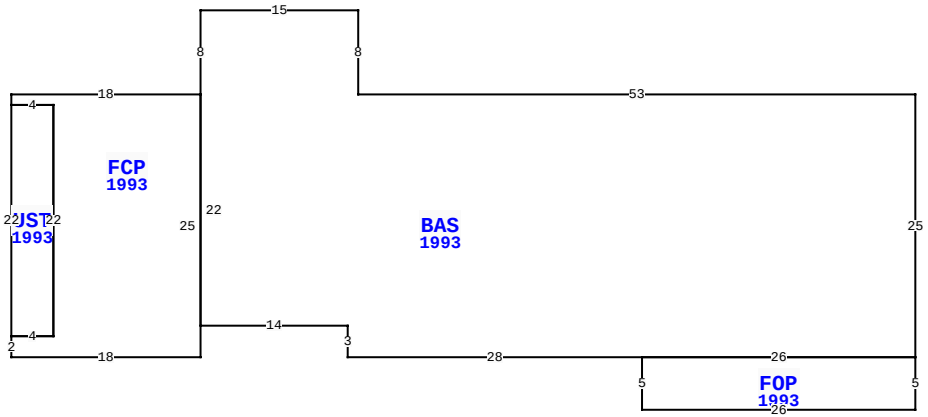
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,778 | 100 | 1,778 | 134,475 |
| FCP | 362 | 25 | 90 | 6,807 |
| FOP | 130 | 30 | 39 | 2,949 |
| UST | 88 | 45 | 40 | 3,025 |
| TOTALS | 2,358 | | 1,947 | 147,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,947 | 117.2080 | 105.78 | 205,954 | 1960 | 1985 | 0 | 0 | 0 | 28.50 | 71.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1778 HX Base Yr




1437 CASHEN DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 147,257 |
| TOTAL MARKET OB/XF VALUE | 1,523 |
| TOTAL LAND VALUE - MARKET | 168,000 |
| TOTAL MARKET VALUE | 316,780 |
| SOH/AGL Deduction | 30,269 |
| ASSESSED VALUE | 286,511 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 286,511 |
| TOTAL JUST VALUE | 316,780 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 322,753 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0408219 | H/AC | 0 | 05/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2073/0351 | 9/16/2016 | WD | U | I | 37 | 116,000 |
| GRANTOR: DRAKE KENNETH NEIL & | | | | | | |
| GRANTEE: THEM THAT TRUST & M | | | | | | |
| 1979/1446 | 5/13/2015 | LE | U | I | 11 | 100 |
| GRANTOR: DRAKE VERNON N & KATH | | | | | | |
| GRANTEE: DRAKE KENNETH NEIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W53 N8 W15 S8 FCP=[YR=1993] W18 S1 UST=[YR=1993] S22 E4 N22 W4$ E4 S22 W4 S2 E18 N25$ S22 E14 S3 E28 FOP=[YR=1993] S5 E26 N5 W26$ E26 N25$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 138.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 179 | |
| 3 | 0511 | GARAGE CB- | 0 | 0 | 24 | 14 | 336.00 | SF | 20.00 | 20.00 | 100 | 1960 | 1960 | 3 | 20 | 1,344 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,523

| 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 | 0 | | RM | 200.00 | 172.00 | 200.00 | FF | | 1.00 | 1.00 | 0.70 | 1,200.00 | 840.00 | 168,000 | | | | | | | |

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/02/2023 BY SYS