LOT 37 IN OR 708/631
FIVE POINTS 2 PB 3/35

DAVIS DENISE
1458 CASHEN DR
FERNANDINA BEACH, FL 32034-8422

**2023**

**00-00-30-024B-0037-0000**

## NASSAU COUNTY PROPERTY



## 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 | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| 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 |

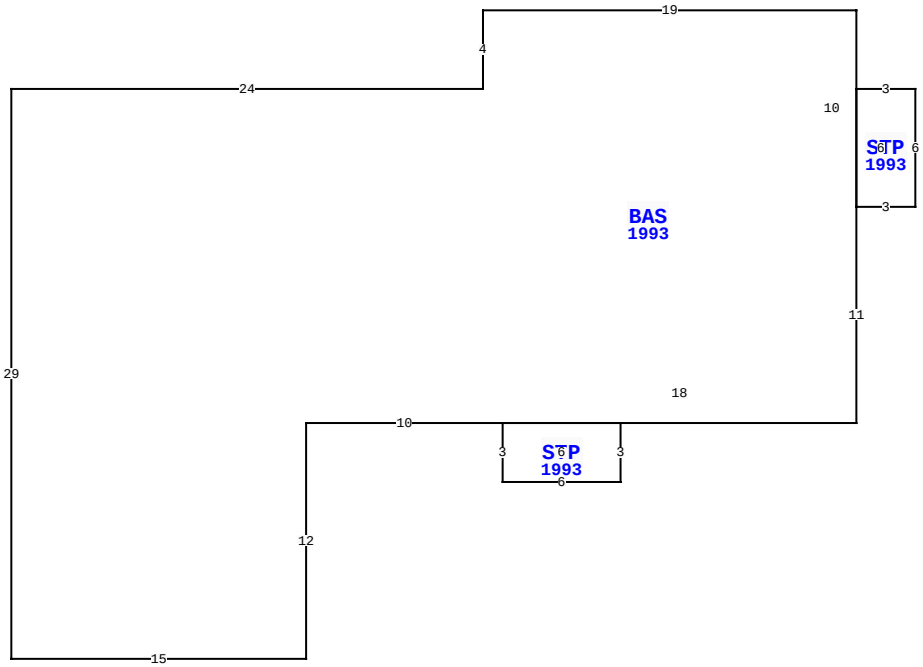
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 987 | 100 | 987 | 81,149 |
| STP | 18 | 10 | 2 | 165 |
| STP | 18 | 10 | 2 | 165 |
| TOTALS | 1,023 | | 991 | 81,477 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 991 | 111.7800 | 100.88 | 99,972 | 1958 | 1985 | 0 | 0 | 0 | 18.50 | 81.50 |

1 SINGLE FAM – 100% - 2003 Heated Area: 987 HX Base Yr 2003




1458 CASHEN DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 81,477 |
| TOTAL MARKET OB/XF VALUE | | 980 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 202,457 |
| SOH/AGL Deduction | | 123,443 |
| ASSESSED VALUE | | 79,014 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 29,014 |
| TOTAL JUST VALUE | | 202,457 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 205,547 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25456 | REMODEL | 4,700 | 12/01/2011 |
| M015362 | H/AC | 2,800 | 10/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0708/0631 | 6/30/1994 | PR | U | I | 01 | 100 |

GRANTOR: DAVIS DENISE P/R

GRANTEE: DAVIS DENISE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 S4 W24 S29 E15 N12 E10 STP=[YR=1993] S3 E6 N3 W6$ E18 N11 STP=[YR=1993] E3 N6 W3 S6$ N10$ .

## 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 | 20 | 14 | 280.00 | SF | 17.50 | 17.50 | 100 | 1980 | 1980 | 3 | 20 | 980 | |

## LAND DESCRIPTION

TOTAL OB/XF 980

| 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 | 100.00 | 147.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 120,000 | | | | | | | |

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS