PT LOT 82 IN OR 456/323
BEING PARCEL 1
OCEAN BREEZE FARMS PBK 2/19

TRAWICK CAROL C
302 CASHEN ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0082-0080

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

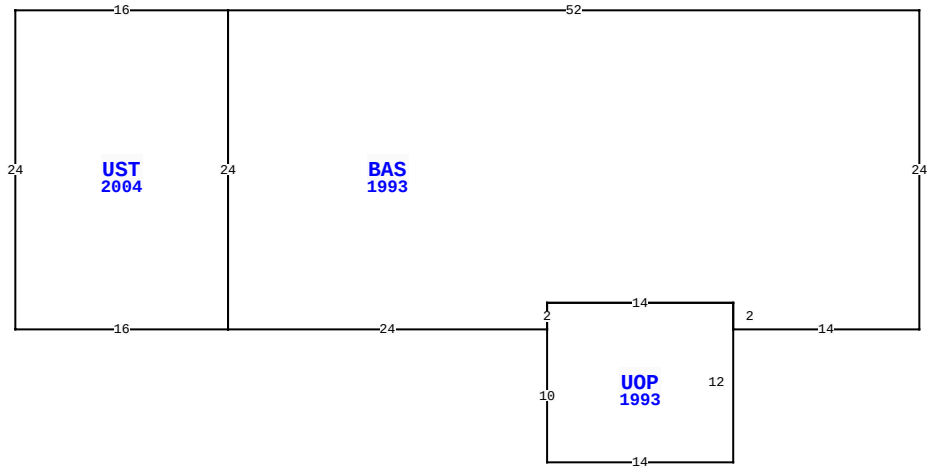
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	1,220	21,528
UOP	168	20	34	600
UST	384	45	173	3,053
TOTALS	1,772		1,427	25,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,427	97.7600	88.23	125,904	1962	1962	0	0	60	22.25	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1220 HX Base Yr



304 CASHEN RD, 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	25,181
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	125,181
SOH/AGL Deduction	34,122
ASSESSED VALUE	91,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,059
TOTAL JUST VALUE	125,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0552/0633	9/14/1988	QC	U	I	06	3,000
GRANTOR: TRAWICK STEVEN H & CA						
GRANTEE: TRAWICK CAROL C						
0456/0323	5/22/1985	WD	U	I		38,500
GRANTOR: KNIGHT ERNEST DAVID &						
GRANTEE: TRAWICK STEVEN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 UST=[YR=2004] W16 S24 E16 N24$ S24 E24
UOP=[YR=1993] S10 E14 N12 W14 S2 $ N2 E14 S2 E14 N24$.

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	SFR	0	0005	RS-2	100.00	165.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS