PT OF LOT 2 & 3
CASHEN PARK SUB PB 2/49

LOVEQUIST MARAH KIRSTEN
96291 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0170-0002-0020

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	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

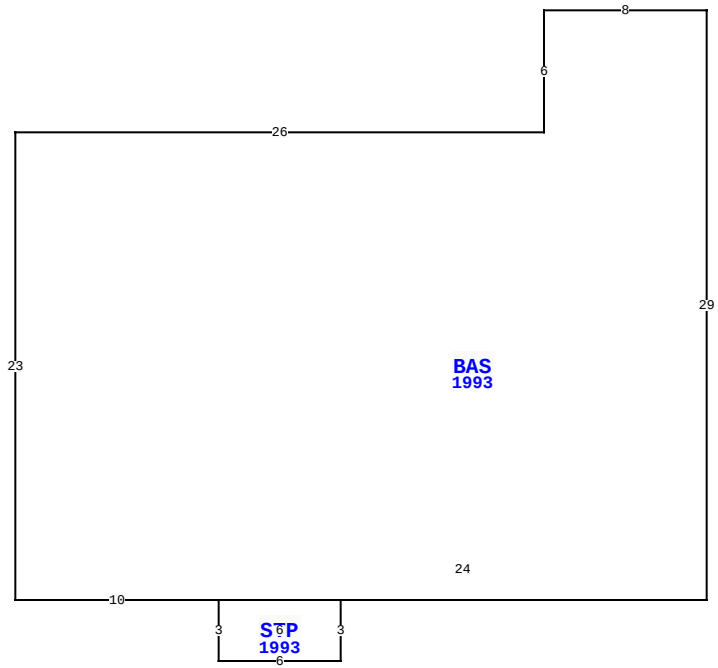
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	830	100	830	65,442
STP	18	10	2	157
TOTALS	848		832	65,600

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	107.64	89,556	1945	1945	0	0	0	26.75	73.25

1 SINGLE FAM – 0% - 2024 Heated Area: 830 HX Base Yr



811 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	65,600
TOTAL MARKET OB/XF VALUE	6,493
TOTAL LAND VALUE - MARKET	92,800
TOTAL MARKET VALUE	164,893
SOH/AGL Deduction	0
ASSESSED VALUE	164,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,893
TOTAL JUST VALUE	164,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,696

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:						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	1960	1960	3	20	59	
2	0811	CONCRETE B	0	0	0	0	1,446.00	SF	5.20	5.20	100	2000	2000	3	79	5,940	
3	0825	BRICK	0	0	20	3	60.00	SF	8.75	8.75	100	2000	2000	3	94	494	

LAND DESCRIPTION

TOTAL OB/XF 6,493

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	58.00	100.00	58.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	92,800							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/06/2024 BY SYS