



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	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

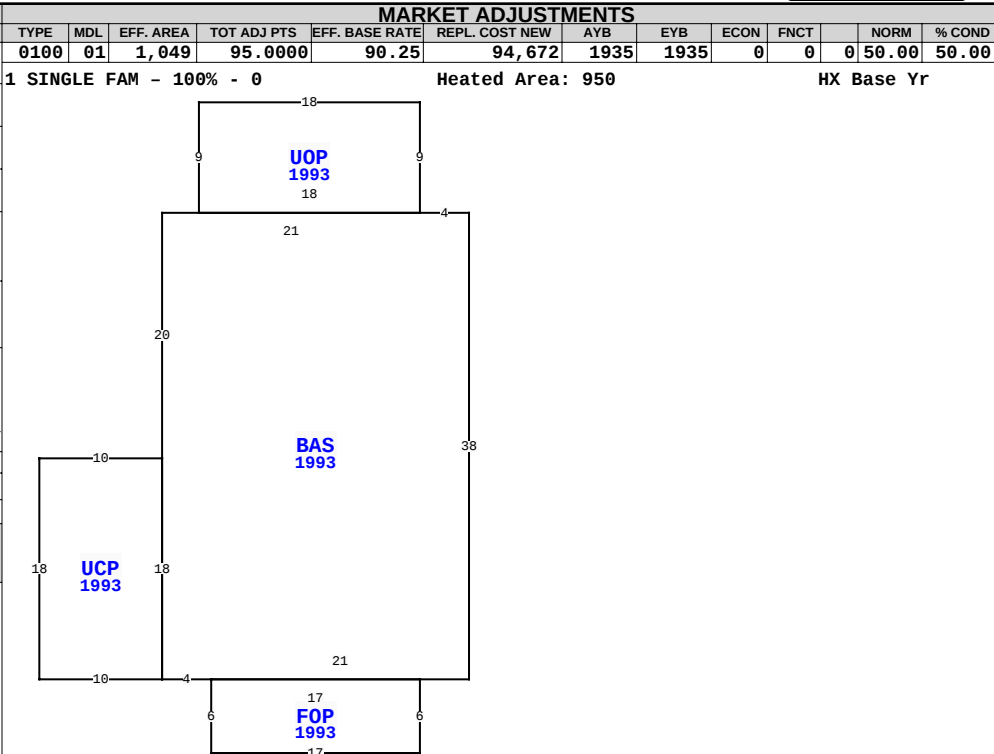
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	42,869
FOP	102	30	31	1,399
UCP	180	20	36	1,625
UOP	162	20	32	1,444

TOTALS	1,394		1,049	47,336
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	42	10	420.00	SF	6.50	6.50	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	21	11	231.00	SF	6.50	6.50	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	
6	0350	CARPORT WD	0	100	15	15	225.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	160.00	250.00	160.00	FF	



875 CASHEN DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

TOTAL OB/XF											
25,266											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						96,068					
TOTAL MARKET OB/XF VALUE						25,266					
TOTAL LAND VALUE - MARKET						320,000					
TOTAL MARKET VALUE						441,334					
SOH/AGL Deduction						316,656					
ASSESSED VALUE						124,678					
TOTAL EXEMPTION VALUE						HX HB WX 49,946					
BASE TAXABLE VALUE						74,732					
TOTAL JUST VALUE						441,334					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						362,767					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH130109	MH MOVE-ON	0	10/01/2013
MHA96031	MH MOVE-ON	0	05/01/1996
B9401544	GARAGE	10,608	12/01/1994
0137	REPAIR/RRF	1,530	11/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/1967	2/27/2023	LE	U	I	11	100	
GRANTOR: STAFFORD EARNESTINE							
GRANTEE: STAFFORD GARLAND E							
0588/0292	1/12/1990	QC	U	I	01	100	
GRANTOR: STAFFORD EARL & A							
GRANTEE: STAFFORD GARLAND &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W4 UOP=[YR=1993] N9 W18 S9 E18 \$ W21S20											
UCP=[YR=1993] W10 S18 E10 N18\$ S18 E4 FOP=[YR=1993] S6 E17 N6 W17\$ E21 N38\$.											

[illegible]