

LOT 28
R433725 & R433726
IN OR 1050/1109

FOSTER RONALD L & LAVOYNE S
1447 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	30	VINYL 100	0820	02	1,421	117.2000	82.04	116,579	1986	1990	0	0	70.00	30.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 1380 HX Base Yr													
Roof Cover	03	COMP SHNGL 100	23 23 39 21 17 8 8 17 23 23 39 21 17 8 8 17													BAS 1993													
Interior Wall	04	PLYWOOD 100														FOP 1993													
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		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality			03	Quality Level 03																									
DOR CODE			0200 MOBILE HOME																										
MAP NUM			MKT AREA												02														
NEIGHBORHOOD/LOC			2001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,380	100	1,380	33,965																									
FOP	136	30	41	1,009																									
TOTALS			1,516	1,421	34,974																								
EXTRA FEATURES			1457 CASHEN DR, FERNANDINA BEACH												BLD DATE XF DATE INC DATE														
L N	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	1242	WD DECK A	0	0	0	0	152.00	SF	10.00	10.00	100	1986	1986	3	20	304													
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200													
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152													
LAND DESCRIPTION			TOTAL OB/XF												2,656														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	0		RM	100.00	172.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000												
REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS																													