

5-2N-28 S-1 LOT 82
OR 2684/156
OCEAN BREEZE FARMS PB 2/19

CUMMINGS DAVID JOEL & MARY KATHERINE
318 CASHEN RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0082-0010



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,260	100	1,260	126,496
UCP	576	20	115	11,545

TOTALS	1,836		1,375	138,041
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	10	100.00	SF	10.00	10.00	100	1990
2	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1980
3	0810	CONCRETE A	0 100	17	2	34.00	SF	6.50	6.50	100	1980
4	0940	SHEDS/PORT	0 100	16	9	144.00	SF	30.00	30.00	100	1990
5	0351	CARPORT MT	0 100	20	12	240.00	SF	5.90	5.90	100	2001
6	0752	USP	0 100	17	8	136.00	SF	15.00	15.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RSF	2145.00	230.00	145.00	FF	

REVIEW DATE	12/20/2023	BY	HS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,375	115.5000	109.72	150,865	1955	2005	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2024						Heated Area: 1260		HX Base Yr 2024			
30 42 27 42 BAS 1993 24 24 24 24 UCP 1999											

318 CASHEN RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
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TOTAL OB/XF											
2,491											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RSF	2145.00	230.00	145.00	FF	

Total Acres:	0.00	Total Land Value:	145,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		138,041	
TOTAL MARKET OB/XF VALUE		2,491	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		285,532	
SOH/AGL Deduction		0	
ASSESSED VALUE		285,532	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		235,532	
TOTAL JUST VALUE		285,532	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007976	DEMO MH		06/21/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2684/156	12/07/2023	SW	Q	I	01
GRANTOR: OCEANS BLUE HOLDINGS					
GRANTEE: CUMMINGS DAVID JOEL					
2625/0442	3/10/2023	WD	U	I	11
GRANTOR: STRICKLAND JIMMIE R					
GRANTEE: OCEANS BLUE HOLDING					

BUILDING NOTES					

BUILDING DIMENSIONS					
UCP=[YR=1999] W24 BAS=[YR=1993] N3 W42 S30 E42 N27 \$ S24 E24 N24 \$.					