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

TRAWICK CAROL C
302 CASHEN ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0082-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

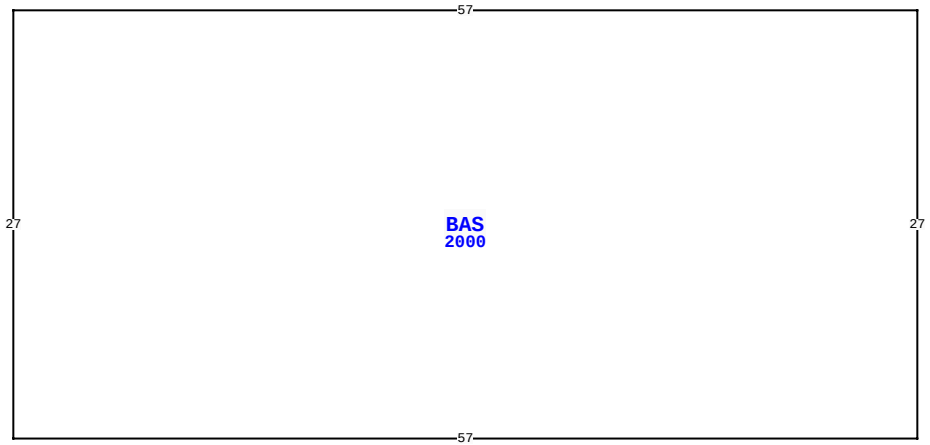
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	59,522
TOTALS	1,539		1,539	59,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	117.2000	87.90	135,278	1999	1999	0	0	0	56.00	44.00

2 M/H 94+ – 100% - 1987 Heated Area: 1539 HX Base Yr 1987



302 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		59,522
TOTAL MARKET OB/XF VALUE		1,498
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		161,020
SOH/AGL Deduction		94,890
ASSESSED VALUE		66,130
TOTAL EXEMPTION VALUE	HX HB SL	66,130
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		161,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA99076	MH MOVE-ON	0	07/01/1999

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 &						

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	1242	WD DECK A	0	100	8	24	192.00	SF	10.00	10.00	100	2017	2017	3	78	1,498	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W57 S27 E57 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 1,498

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	000102	C	SFR/MH	100	0005	RSF-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 08/06/2024 BY SYS