

5-2N-28 5-9
E145 FT OF W245 FT OF S75 FT
OF LOT 82

FAGUNDO YELENA T & JORGE E
406 CASHEN RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0082-0090



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	PAGE 1 of 1																																
															VALUATION BY										STANDARD																								
															Tax Group: 8										Tax Dist:																								
															BUILDING MARKET VALUE										0																								
															TOTAL MARKET OB/XF VALUE										0																								
															TOTAL LAND VALUE - MARKET										75,000																								
															TOTAL MARKET VALUE										75,000																								
															SOH/AGL Deduction										20,645																								
															ASSESSED VALUE										54,355																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										54,355																								
DOR CODE					0000					VACANT																																							
MAP NUM										MKT AREA					02																																		
NEIGHBORHOOD/LOC					2021.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					CASHEN RD, FERNANDINA BEACH																																												
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																																		
LAND DESCRIPTION																	TOTAL OB/XF										0																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000000	C	VAC RES	0	0005	RSF-2	75.00	145.00	75.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	75,000																																
REVIEW DATE					01/17/2024					BY					KBA					Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000					PRINTED 08/06/2024 BY SYS				