

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	YEAR
BAS	830	100	1993
STP	18	10	1993
TOTALS	848		
TOTALS		832	68,814

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	SINGLE FAM	- 0%	- 2024		94,266	1945	1945	0	0	27.00	73.00													
			Heated Area: 830			HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2025		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/08/2025																					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			68,814
TOTAL MARKET OB/XF VALUE			6,337
TOTAL LAND VALUE - MARKET			104,400
TOTAL MARKET VALUE			179,551
SOH/AGL Deduction			0
ASSESSED VALUE			179,551
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,551
TOTAL JUST VALUE			179,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8525	DEMOLITION	0	11/23/1992
8153	REPAIR/RRF	3,000	06/08/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0563	5/05/2022	QC U		I	11	100
GRANTOR: NITSCHKE DENICE H LOV						
GRANTEE: LOVEQUIST MARAH KIR						
0490/0973	6/01/1986	QC U		I		100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	0	0	45.00	SF	6.50	6.50	100	1960	1960	3	20	59		
2	0811	CONCRETE B	0	0	0	1,446.00	SF	5.20	5.20	100	2000	2000	3	77	5,790		
3	0825	BRICK	0	0	20	60.00	SF	8.75	8.75	100	2000	2000	3	93	488		
TOTALS													848		832	68,814	

811 CASHEN DR, FERNANDINA BEACH

BUILDING NOTES												
<p>BAS=[YR=1993] W8 S6 W26 S23 E10 STP=[YR=1993] S3 E6 N3 W6 \$ E24 N29 \$.</p>												

LAND DESCRIPTION													TOTAL OB/XF												
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	000100	C	RES	0		RM	58.00	100.00	58.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	104,400								