

W'LY 90 FT OF N150.5 FT
OF LOT 7 OR 1246/1331
CASHEN PARK SUB PB 2/49

HOFFMAN CAROLYN
818 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

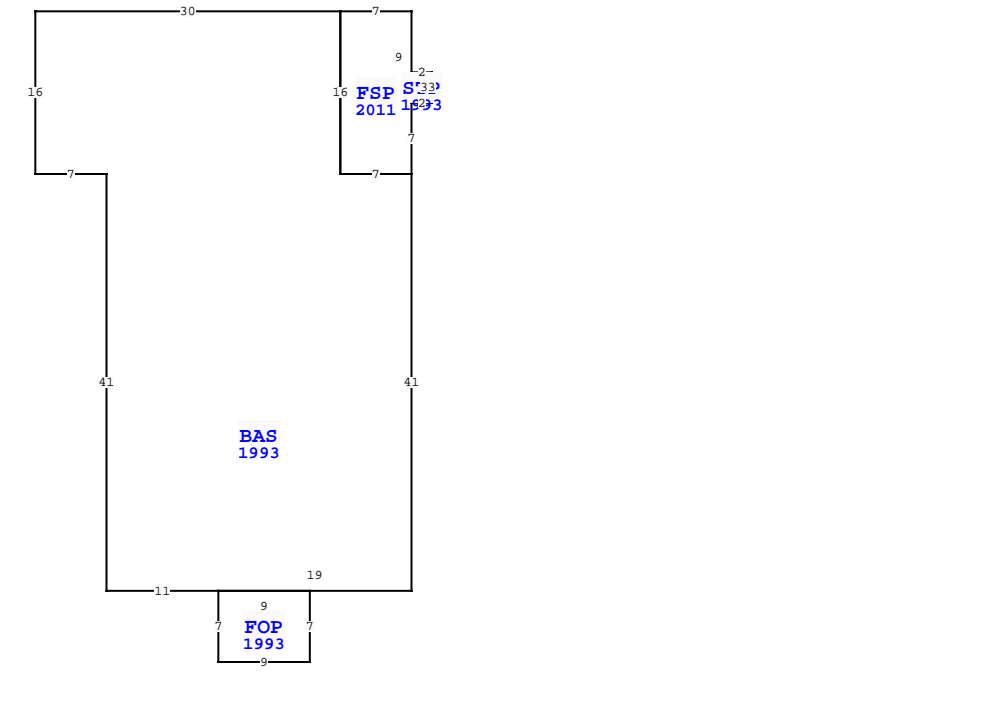
2025

00-00-30-0170-0007-0020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 70	
Exterior Wall	05	AVERAGE 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,775	92.6000	92.60	164,365	1939	1960		0	0	34.63	65.37



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		107,445	
TOTAL MARKET OB/XF VALUE		3,811	
TOTAL LAND VALUE - MARKET		162,000	
TOTAL MARKET VALUE		273,256	
SOH/AGL Deduction		174,056	
ASSESSED VALUE		99,200	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		48,478	
TOTAL JUST VALUE		273,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,635	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1993	1,710	103,511
FOP	63	30	1993	19	1,150
FSP	112	40	2011	45	2,724
STP	6	10	1993	1	61
TOTALS	1,891			1,775	107,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1331	7/20/2004	WD Q	Q	I		143,000
GRANTOR: PUTNAM TODD F & RODGE						
GRANTEE: HOFFMAN CAROLYN						
1058/1330	5/30/2002	WD U	U	I	07	100
GRANTOR: CONTINO MICHELE G & M						
GRANTEE: PUTNAM TODD & RODGE						

EXTRA FEATURES		818 CASHEN DR, FERNANDINA BEACH	
L	OB/XF CODE	DESCRIPTION	ADJ PRICE
1	0510	GARAGE WD-	35.00
2	0812	CONCRETE C	4.00
3	0810	CONCRETE A	6.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2025		MLU

BUILDING NOTES	

L	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	0510	GARAGE WD-	0	100	16	20		35.00	35.00	100	1939	1939	3	20	2,240	
2	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	1970	1970	3	20	1,286	
3	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1970	1970	3	20	285	

BUILDING DIMENSIONS	
FSP=[YR=2011] W7 BAS=[YR=1993] W30 S16 E7 S41 E11	
FOP=[YR=1993] S7 E9 N7 W9 \$ E19 N41 W7 N16 \$ S16 E7 N9	
STP=[YR=1993] E2 N3 W2 S3 \$ N9 \$.	

LAND DESCRIPTION		TOTAL OB/XF 3,811																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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				RM	90.00	150.00	90.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	162,000							