

LOT 8
IN OR 1242/1812
CASHEN PARK SUB PB 2/49

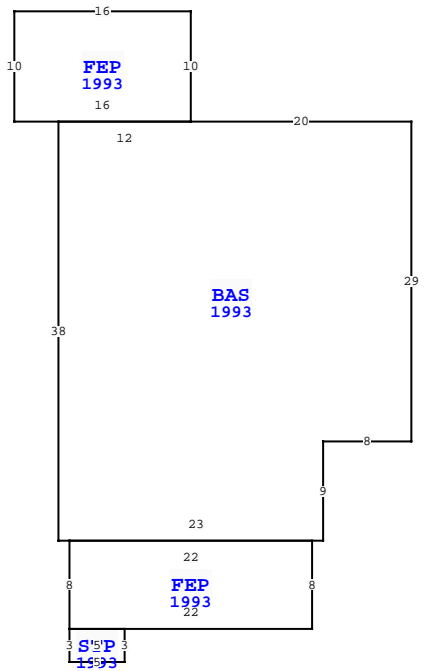
DUBE STEVEN B
819 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0170-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 100	
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	
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	1,144	100	1993
FEP	160	80	1993
FEP	176	80	1993
STP	15	10	1993
TOTALS	1,495		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,415	89.0000	89.00	125,935	1939	1945		0	0	47.00
1 SINGLE FAM - 100% - 2004			Heated Area: 1144			HX Base Yr 2004					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			66,746
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			291,746
SOH/AGL Deduction			224,184
ASSESSED VALUE			67,562
TOTAL EXEMPTION VALUE	HX HB		42,562
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			291,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5828	REPAIR/RRF	10,000	06/23/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1812	7/02/2004	QC	Q	I	06	100
GRANTOR: DILLON CHRISTINE D &						
GRANTEE: DUBE STEVEN B						
1148/1571	6/26/2003	WD	Q	I	06	100
GRANTOR: DILLON CHRISTINE D &						
GRANTEE: DILLON CHRISTINE D						

EXTRA FEATURES		819 CASHEN DR, 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

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 FEP=[YR=1993] N10 W16 S10 E16 \$ W12 S38 E1									
FEP=[YR=1993] S8 STP=[YR=1993] S3 E5 N3 W5 \$ E22 N8 W22 \$									
E23 N9 E8 N29 \$.									

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	DPTH 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	100		RM	100.00	250.00	100.00	FF		1.00	1.00	1.25	1,800.00	2,250.00	225,000							