

LOT 12  
ESMT IN OR 678/1933  
CASHEN PARK SUB PB 2/49

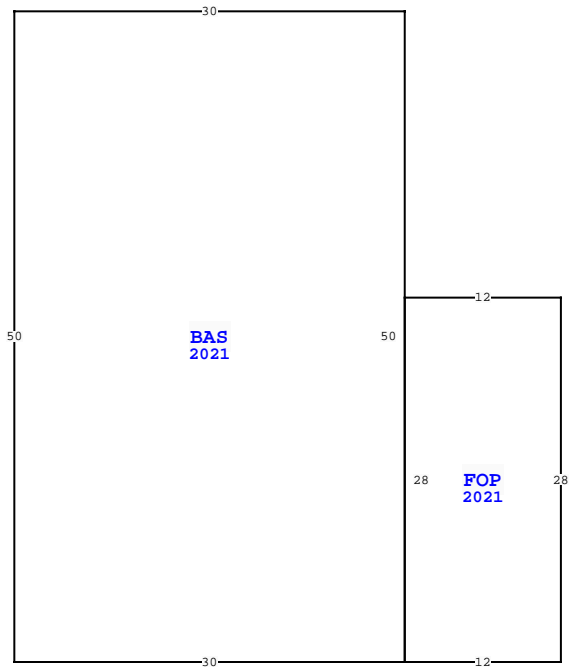
SKIPPER DONALD & PAMELA  
855 CASHEN DR  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-0170-0012-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		1 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	2021
FOP	336	30	2021
TOTALS	1,836		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2023 Heated Area: 1500 HX Base Yr 2023											



VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		533,853
TOTAL MARKET OB/XF VALUE		84,733
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		843,586
SOH/AGL Deduction		137,403
ASSESSED VALUE		706,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		655,461
TOTAL JUST VALUE		843,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215215	NEW CONSTR	332,779	08/01/2021
20215220	SWIM POOL	0	07/01/2021
21005139	GARAGE	0	05/01/2021
B1708497	DEMOLITION	0	06/29/2017
5487	REMODEL	2,000	01/31/1989
5560	CHNGE SRVC	0	12/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
2435/0864	2/17/2021	WD	Q	V	01	160,000
GRANTOR: CHAPLAUSKE JOSEPH & S						
GRANTEE: SKIPPER DONALD & PA						
2036/0852	3/22/2016	SW	U	I	12	66,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CHAPLAUSKE JOSEPH &						

EXTRA FEATURES		855 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
1	0940	SHEDS/PORT	0	100	14	14	196.00	SF	30.00	30.00	100	2021	2021	3	90	5,292	
2	0866	POOL FIBER	0	100	0	0	360.00	SF	72.00	72.00	100	2021	2021	3	90	23,328	
3	0855	CONC PAVER	0	100	0	0	2,412.00	SF	10.00	10.00	100	2021	2021	3	99	23,879	
4	0476	VF 6 SBPL	0	100	0	0	516.00	LF	32.00	32.00	100	2021	2021	3	96	15,852	
5	0811	CONCRETE B	0	100	0	0	90.00	SF	5.20	5.20	100	2021	2021	3	99	463	
6	0855	CONC PAVER	0	100	0	0	1,134.00	SF	10.00	10.00	100	2022	2022	3	99	11,227	
7	0855	CONC PAVER	0	100	0	0	236.00	SF	10.00	10.00	100	2022	2022	3	99	2,336	
8	0855	CONC PAVER	0	100	0	0	238.00	SF	10.00	10.00	100	2022	2022	3	99	2,356	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W30 S50 E30 FOP=[YR=2021] E12 N28 W12 S28\$ N50\$.	

LAND DESCRIPTION		TOTAL OB/XF										84,733												
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	100		RM	100.00	250.00	100.00	FF		1.00	1.00	1.25	1,800.00	2,250.00	225,000							

