

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	07	ASB SHNGL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	80	
Interior Floo	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	
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
BAS	950	100	1993	950
FOP	102	30	1993	31
UCP	180	20	1993	36
UOP	162	20	1993	32
TOTALS	1,394			1,049

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 0		99,655	1935	1935	0	0	50.00	50.00

Heated Area: 950 HX Base Yr 1991

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		97,167
TOTAL MARKET OB/XF VALUE		24,717
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		481,884
SOH/AGL Deduction		356,571
ASSESSED VALUE		125,313
TOTAL EXEMPTION VALUE	HX HB WX	51,974
BASE TAXABLE VALUE		73,339
TOTAL JUST VALUE		481,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH130109	MH MOVE-ON	0	10/01/2013
MHA96031	MH MOVE-ON	0	05/01/1996
B9401544	GARAGE	10,608	12/01/1994
0137	REPAIR/RRF	1,530	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1967	2/27/2023	LE	U	I	11	100

GRANTOR: STAFFORD EARNESTINE
GRANTEE: STAFFORD GARLAND E
0588/0292 1/12/1990 QC Q I 01 100
GRANTOR: STAFFORD EARL & A
GRANTEE: STAFFORD GARLAND &

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE
1	0810	CONCRETE A	0	100	42	10	420.00	SF	6.50	6.50	100	1970	1970	3	20	546			
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1995	1995	3	68	16,973			
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1995	1995	3	68	283			
4	0810	CONCRETE A	0	100	21	11	231.00	SF	6.50	6.50	100	1972	1972	3	22	330			
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000			
6	0350	CARPORT WD	0	100	15	15	225.00	SF	13.00	13.00	100	1997	1997	3	20	585			

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	% 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	160.00	250.00	160.00	FF		1.00	1.00	1.25	1,800.00	2,250.00	360,000							

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 Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	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	1,584	100	1997
TOTALS	1,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,584	117.2000	99.62	157,798	1996	1996		0	70.00	30.00
2 M/H 94+ - 0% - 0										Heated Area: 1584	HX Base Yr 1991
TOTALS	1,584		1,584	47,339							

NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			97,167
TOTAL MARKET OB/XF VALUE			24,717
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			481,884
SOH/AGL Deduction			356,571
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TOTAL EXEMPTION VALUE	HX HB WX		51,974
BASE TAXABLE VALUE			73,339
TOTAL JUST VALUE			481,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1967	2/27/2023	LE	U	I	11	100
GRANTOR: STAFFORD EARNESTINE						
GRANTEE: STAFFORD GARLAND E						
0588/0292	1/12/1990	QC	Q	I	01	100
GRANTOR: STAFFORD EARL & A						
GRANTEE: STAFFORD GARLAND &						

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
875 CASHEN DR, FERNANDINA BEACH																
TOTAL OB/XF 0																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] W30 N12 W20 S12 W6 S24 E56 N24 \$.									

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