

LOTS 14 & 15
IN OR 2225/1877 & OR 1964/1967
CASHEN PARK SUB PB 2/49

IRVIN DELMA & CAROL
860 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0170-0014-0000

| 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 | 08 | SHT VINYL 70 | |
| Interior Floor | 14 | CARPET 30 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| 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 | 1,690 | 100 | 2020 |
| FOP | 100 | 30 | 2020 |
| FOP | 130 | 30 | 2020 |
| TOTALS | 1,920 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-----------------------------------|---------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 2 | SFR | MODULR | - 100% | - 2022 | | | | | | | | Heated Area: 1690 HX Base Yr 2022 | |
| | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | 1,759 | 165,292 |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|-------------|--|
| VALUATION SUMMARY | | PAGE 1 of 2 | |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | 195,084 | | |
| TOTAL MARKET OB/XF VALUE | 56,852 | | |
| TOTAL LAND VALUE - MARKET | 306,000 | | |
| TOTAL MARKET VALUE | 557,936 | | |
| SOH/AGL Deduction | 206,964 | | |
| ASSESSED VALUE | 350,972 | | |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | 300,250 | | |
| TOTAL JUST VALUE | 557,936 | | |
| NCON VALUE | 52,440 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 452,602 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|-----------------|--------|------------|
| 240012595 | POOL ENCLOSURE | 16,000 | 11/07/2024 |
| SP240011790 | FIBERGLASS POOL | 46,672 | 10/21/2024 |
| 22001966 | GARAGE | 78,843 | 02/03/2022 |
| 20003504 | MODULAR | 0 | 04/24/2020 |
| 6985 | XFOB | 0 | 02/04/1991 |
| 6466 | GARAGE | 10,525 | 05/25/1990 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2225/1877 | 9/24/2018 | WD | Q | I | 01 | 140,000 |
| GRANTOR: SIEGEL ERIC | | | | | | |
| GRANTEE: IRVIN DELMA & CAROL | | | | | | |
| 1964/1967 | 2/18/2015 | SW | U | I | 12 | 40,600 |
| GRANTOR: SPRINGLEAF HOME EQUIT | | | | | | |
| GRANTEE: IRVIN DELMA & CAROL | | | | | | |

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 308.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 1,570 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 552.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 2,842 | |
| 3 | 0866 | POOL FIBER | 0 | 100 | 0 | 0 | 420.00 | SF | 72.00 | 72.00 | 100 | 2025 | 2024 | | 100 | 30,240 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 540.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 5,400 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 960.00 | SF | 17.50 | 17.50 | 100 | 2025 | 2024 | | 100 | 16,800 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|---------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|--|--|
| 56,852 | | | | | | | | | | | | | |
| 860 CASHEN DR, FERNANDINA BEACH | | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | 05/08/2025 | | MLU | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W38 FOP=[YR=2020] W10 S13 E10 N13\$ S13 W10 S22 FOP=[YR=2020] S5 E20 N5 W20 \$ E20 S5 E28 N40 \$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 170.00 | 250.00 | 170.00 | FF | | 1.00 | 1.00 | 1.00 | 1,800.00 | 1,800.00 | 306,000 | | | | | | | |

