LOT 28
R433725 & R433726
IN OR 1050/1109

FOSTER RONALD L & LAVOYNE S
1447 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

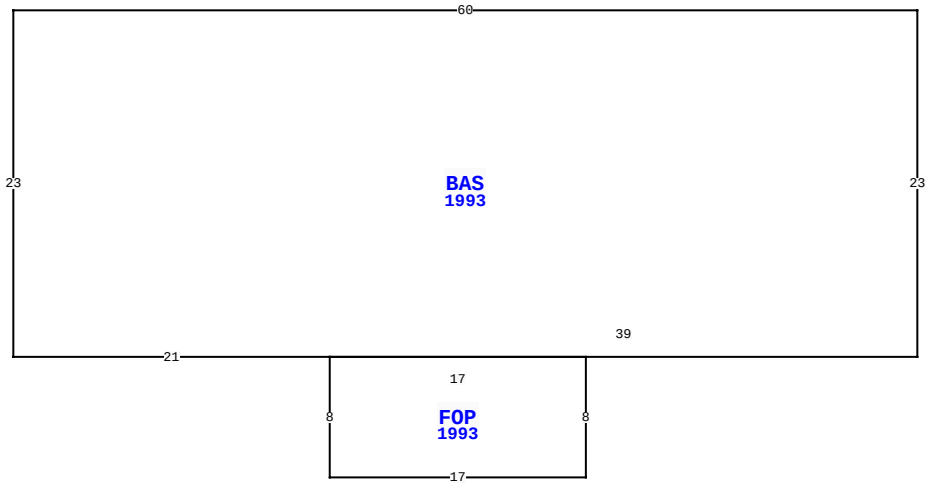
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	38,817
FOP	136	30	1993	41	1,153
TOTALS	1,516			1,421	39,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,421	117.2000	93.76	133,233	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1380 HX Base Yr



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

1457 CASHEN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	39,970
TOTAL MARKET OB/XF VALUE	2,616
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	222,586
SOH/AGL Deduction	113,229
ASSESSED VALUE	109,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,357
TOTAL JUST VALUE	222,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006598	MANU REPL	0	06/18/2025
7244	REPAIR/RRF	2,000	05/20/1991
6923	XFOB	4,080	01/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1109	4/18/2002	WD	Q	I		65,000
GRANTOR: BASS SARAH S & JACK J						
GRANTEE: FOSTER RONALD L & L						
0616/0404	1/04/1991	WD	Q	I	01	100
GRANTOR: SHIVER ISAAC JR & M						
GRANTEE: BASS SARAH & JACK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S23 E21 FOP=[YR=1993] S8 E17 N8 W17 $ E39 N23 $.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	0	0	0	152.00	SF	10.00	10.00	100	1986	1986	3	20	304	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 2,616

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RM	100.00	172.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS