LOT 36 IN OR 978/646
FIVE POINTS 2 PB 3/35

GREATHOUSE LARRY G & JAN L
1448 CASHEN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

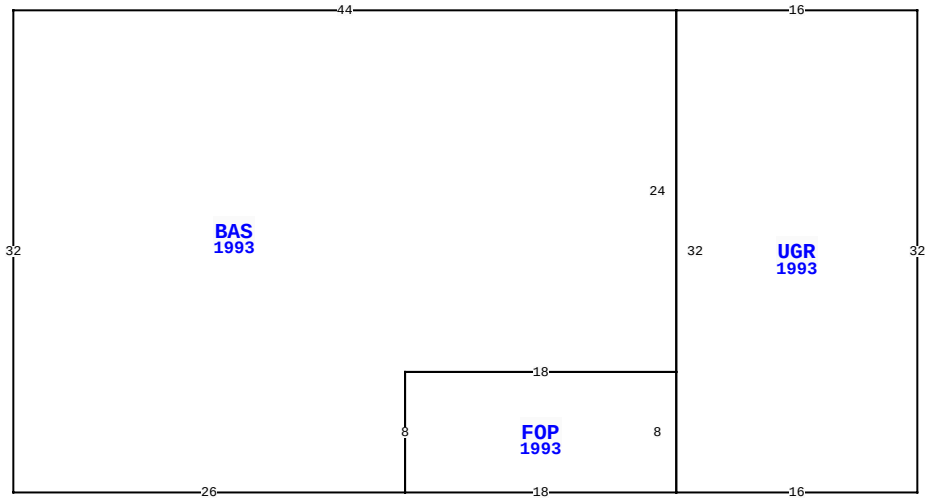
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
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	SUBAREA MARKET VALUE
BAS	1,264	100	1993	1,264	101,531
FOP	144	30	1993	43	3,454
UGR	512	45	1993	230	18,475
TOTALS	1,920			1,537	123,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	127.5000	127.50	195,968	1958	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1264 HX Base Yr 2002



1448 CASHEN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		123,460
TOTAL MARKET OB/XF VALUE		4,718
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		308,178
SOH/AGL Deduction		206,000
ASSESSED VALUE		102,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,456
TOTAL JUST VALUE		308,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/0646	3/29/2001	WD	Q	I		70,000
GRANTOR: LEE BOBBY GENE & GEOR						
GRANTEE: GREATHOUSE LARRY G						
0803/1565	8/20/1997	WD	Q	I	01	100
GRANTOR: LEE GEORGE & KATHRYN						
GRANTEE: LEE BOBBY GENE & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S32 E26 FOP=[YR=1993] E18 UGR=[YR=1993] E16 N32 W16S32$ N8 W18 S8$ N8 E18 N24$.

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	0681	POLE SHED	0	100	32	6	192.00	SF	15.00	15.00	100	2000	2000	3	27	778	
2	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20	5.20	100	1998	1998	3	73	3,940	

LAND DESCRIPTION

TOTAL OB/XF 4,718

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	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS