

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	991	117.9360	155.68	154,279	1958	2000		0	0	12.00	88.00	
1 SNGL FAM - 100% - 2025 Heated Area: 987 HX Base Yr 2025													

1458 CASHEN DR, FERNANDINA BEACH

L	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	0510	GARAGE WD-	0	100	20	14			17.50	100	1980	1980	3	20	980	

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	987	100	1993	987	135,217
STP	18	10	1993	2	274
STP	18	10	1993	2	274
TOTALS	1,023			991	135,766

EXTRA FEATURES																
L	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	0510	GARAGE WD-	0	100	20	14			17.50	100	1980	1980	3	20	980	

LAND DESCRIPTION																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	147.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

TOTAL OB/XF																
L	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
															980	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		135,766	
TOTAL MARKET OB/XF VALUE		980	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		316,746	
SOH/AGL Deduction		0	
ASSESSED VALUE		316,746	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		261,024	
TOTAL JUST VALUE		316,746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25456	REMODEL	4,700	12/01/2011
M015362	H/AC	2,800	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/880	12/26/2024	WD	Q	I	01	400,000
GRANTOR: ROBERTS TIMOTHY W & A						
GRANTEE: BROCK SCOTT & VANES						
2737/22	9/10/2024	WD	Q	I	02	270,000
GRANTOR: PERRY DENISE M DAVIS						
GRANTEE: ROBERTS TIMOTHY W &						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=1993] W19 S4 W24 S29 E15 N12 E10 STP=[YR=1993] S3 E6 N3 W6\$ E18 N11 STP=[YR=1993] E3 N6 W3 S6\$ N10\$.																