5-2N-28 S-7 PT OF LOT 82
IN OR 2287/1099
OCEAN BREEZE FARMS PB 2/19

KOVACIK REBECCA R &/BICKFORD ANDREW P
414 CASHEN ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0082-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	2015	352	54,952
FOP	96	30	2015	29	4,527
FOP	128	30	2015	38	5,933
FUS	368	100	2018	368	57,450
STP	12	10	2015	1	156
TOTALS	956			788	123,019

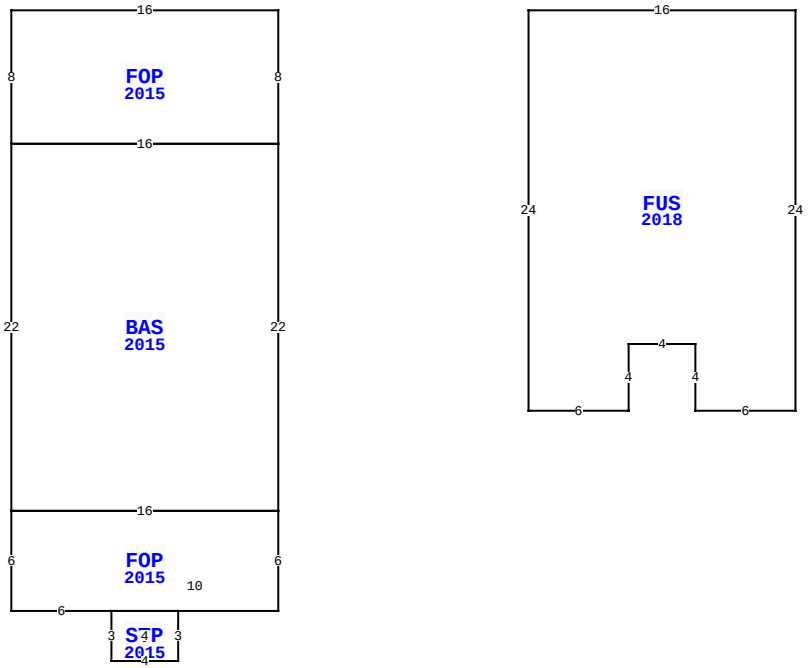
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	788	123.2000	162.62	128,145	2015	2015	0	0	0	4.00	96.00

3 SNGL FAM – 0% - 0

Heated Area: 720

HX Base Yr



414 CASHEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	123,019
TOTAL MARKET OB/XF VALUE	3,402
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	321,421
SOH/AGL Deduction	23,725
ASSESSED VALUE	297,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,696
TOTAL JUST VALUE	321,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428775	CO ISSUED	0	07/15/2015
B1428775	NEW CONSTR	43,580	05/01/2014
6182	ADDITION	4,650	12/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/1099	7/03/2019	WD	Q	I	01	191,000
GRANTOR: MCCORMACK RICHARD C						
GRANTEE: KOVACIK REBECCA R &						
1906/0222	2/28/2014	QC	U	I	11	50,500
GRANTOR: SINKA ANDREA						
GRANTEE: MCCORMACK RICHARD C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W16 S8 BAS=[YR=2015] S22 FOP=[YR=2015] S6 E6
STP=[YR=2015] S3 E4 N3 W4$ E10 N6 W16$ E16 N22 W16$ E16 N8$
PTR=E15 FUS=[YR=2018] E16 S24 W6 N4 W4 S4 W6 N24$ W15$.

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	0510	GARAGE WD-	0	0	12	30	360.00	SF	35.00	35.00	100	2000	2000	3	27	3,402	

LAND DESCRIPTION

TOTAL OB/XF 3,402

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	0005	RSF-	2150.00	165.00	150.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	195,000							

REVIEW DATE 05/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS