

LOT W 126 FT OF 3 & W 127 FT
OF S 9.3 FT OF 2
IN OR 2057/449

HEFFERON RICHARD/HEFFERON PAIGE
801 CASHEN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0002-0030

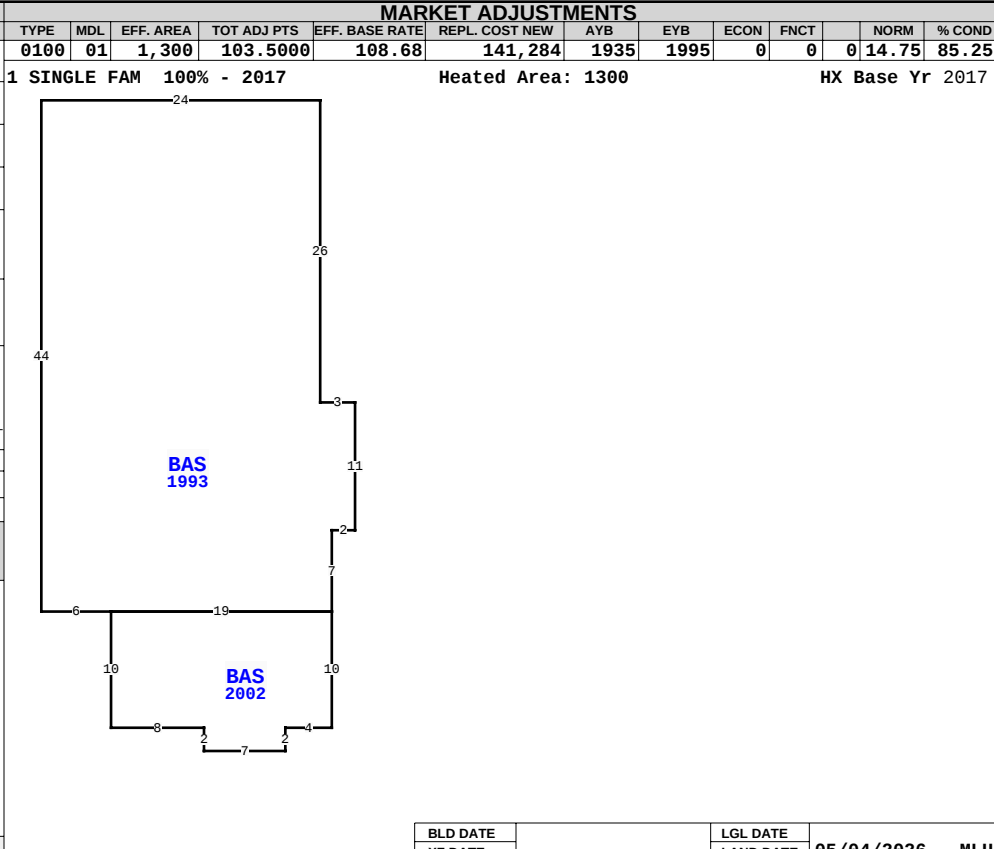


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,096	100	1993	1,096	101,544
BAS	204	100	2002	204	18,901
TOTALS	1,300			1,300	120,445



801 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

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	0751	UOP	0 100	21	7	147.00	SF	10.00	10.00	100	1985	1985	3	20	294	
2	1242	WD DECK A	0 100	11	24	264.00	SF	10.00	10.00	100	1994	1994	3	20	528	
4	0820	WOOD WALK	0 100	0	0	396.00	SF	11.75	11.75	100	1997	1997	3	40	1,861	
5	1076	TRELLIS A	0 100	28	8	224.00	SF	7.50	7.50	100	2001	2001	3	85	1,428	
6	0751	UOP	0 100	46	5	230.00	SF	10.00	10.00	100	2001	2001	3	27	621	

LAND DESCRIPTION										TOTAL OB/XF							4,732		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000100	C	RES	100		RM	80.00	125.00	126.00	FF		1.00	1.00	0.80	1,950.00	1,560.00	1		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		124,003	
TOTAL MARKET OB/XF VALUE		4,732	
TOTAL LAND VALUE - MARKET		196,560	
TOTAL MARKET VALUE		325,295	
SOH/AGL Deduction		180,075	
ASSESSED VALUE		145,220	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		93,809	
TOTAL JUST VALUE		325,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9430958	CHNGE SRVC	100	05/01/1995
M951050	H/AC	0	03/01/1995
00191	REMODEL	400	05/18/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2057/0449	7/05/2016	WD	Q	I	02	140,000	
GRANTOR: BUFFKIN JANE VINCENT							
GRANTEE: HEFFERON RICHARD &							
1048/0110	4/04/2002	WD	Q	I		126,428	
GRANTOR: ADAMS JOHNNY CARROLL							
GRANTEE: BUFFKIN JANE VINCEN							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W24 S44 E6 BAS=[YR=2002] S10 E8 S2 E7 N2 E4 N10 W19\$ E19 N7 E2 N11 W3 N26\$.																

REVIEW DATE 01/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 196,560 Market: 0 Agricultural: 0 Common: 196,560 PRINTED 07/09/2026 BY SYS