W'LY 90 FT OF N150.5 FT
OF LOT 7 OR 1246/1331
CASHEN PARK SUB PB 2/49

HOFFMAN CAROLYN
818 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

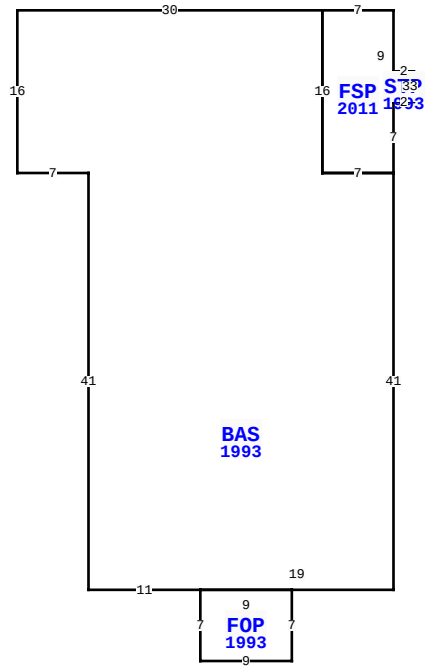
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1993	1,710	107,988
FOP	63	30	1993	19	1,200
FSP	112	40	2011	45	2,842
STP	6	10	1993	1	63
TOTALS	1,891			1,775	112,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,775	92.6000	97.23	172,583	1939	1960	0	0	0	35.05	64.95

1 SINGLE FAM 100% - 2005 Heated Area: 1710 HX Base Yr 2005



818 CASHEN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		112,093
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		175,500
TOTAL MARKET VALUE		289,833
SOH/AGL Deduction		187,955
ASSESSED VALUE		101,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,467
TOTAL JUST VALUE		289,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1331	7/20/2004	WD	Q	I		143,000
GRANTOR: PUTNAM TODD F & RODGE						
GRANTEE: HOFFMAN CAROLYN						
1058/1330	5/30/2002	WD	U	I	07	100
GRANTOR: CONTINO MICHELE G & M						
GRANTEE: PUTNAM TODD & RODGE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W7 BAS=[YR=1993] W30 S16 E7 S41 E11
FOP=[YR=1993] S7 E9 N7 W9 $ E19 N41 W7 N16 $ S16 E7 N7
STP=[YR=1993] E2 N3 W2 S3 $ N9 $.

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	100	16	20	320.00	SF	35.00	35.00	100	1939	1939	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	90.00	150.00	90.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	175,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/09/2026 BY SYS