LOT 8
IN OR 1242/1812
CASHEN PARK SUB PB 2/49

DUBE STEVEN B
819 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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

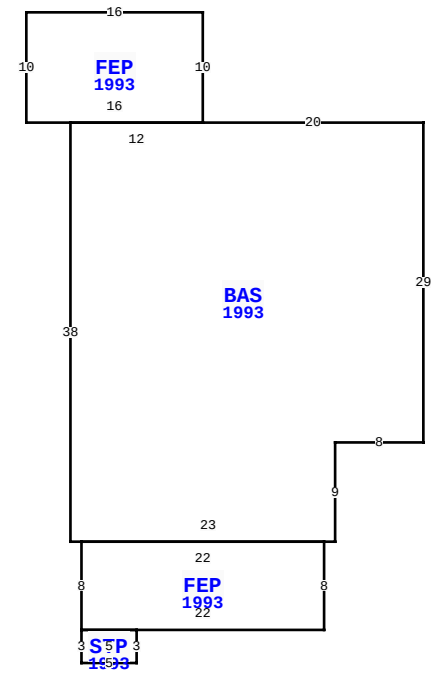
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1993	1,144	56,126
FEP	160	80	1993	128	6,280
FEP	176	80	1993	141	6,917
STP	15	10	1993	2	98
TOTALS	1,495			1,415	69,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	89.0000	93.45	132,232	1939	1945	0	0	0	47.50	52.50

1 SINGLE FAM 100% - 2004 Heated Area: 1144 HX Base Yr 2004



819 CASHEN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		69,422
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		243,750
TOTAL MARKET VALUE		313,172
SOH/AGL Deduction		243,786
ASSESSED VALUE		69,386
TOTAL EXEMPTION VALUE	HX HB	44,386
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		313,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5828	REPAIR/RRF	10,000	06/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1812	7/02/2004	QC	Q	I	06	100
GRANTOR: DILLON CHRISTINE D &						
GRANTEE: DUBE STEVEN B						
1148/1571	6/26/2003	WD	Q	I	06	100
GRANTOR: DILLON CHRISTINE D &						
GRANTEE: DILLON CHRISTINE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=1993] N10 W16 S10 E16 $ W12 S38 E1
FEP=[YR=1993] S8 STP=[YR=1993] S3 E5 N3 W5 $ E22 N8 W22 $
E23 N9 E8 N29 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	250.00	100.00	FF		1.00	1.00	1.25	1,950.00	2,437.50	243,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 243,750 Market: 0 Agricultural: 0 Common: 243,750 PRINTED 07/09/2026 BY SYS