LOT 9
CASHEN PARK SUB PB 2/49

WARREN ROBERT JASON & MELISSA LYN
847 CASHEN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0009-0000

BUILDING CHARACTERISTICS

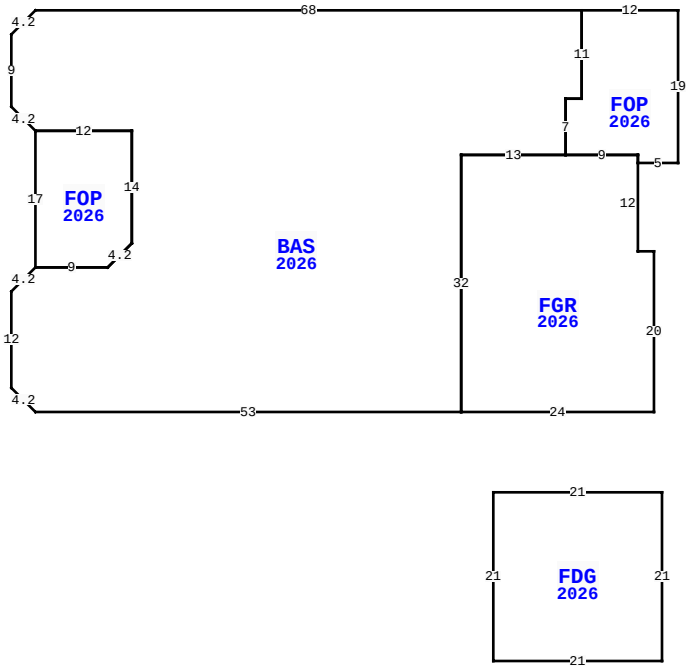
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,788	100	2026	2,788	455,671
FDG	441	60	2026	265	43,312
FGR	744	55	2026	409	66,847
FOP	200	30	2026	60	9,806
FOP	235	30	2026	70	11,441
TOTALS	4,408			3,592	587,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,592	98.4600	163.44	587,076	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2788 HX Base Yr 2026



847 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		587,076
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		243,750
TOTAL MARKET VALUE		830,826
SOH/AGL Deduction		125,405
ASSESSED VALUE		705,421
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		654,010
TOTAL JUST VALUE		830,826
NCON VALUE		587,076
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013055			11/26/2025
250008545	INGROUND POOL	63,669	08/01/2025
B250004621	NEW RES AC	50,000	04/30/2025
B250004569	NSFR	537,108	04/29/2025
230000968	DEMO MOBILE HOME		02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/1597	12/02/2025	QC	U	V	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARREN ROBERT JASON						
2832/242	11/26/2025	WD	U	I	37	480,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARREN ROBERT JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=110,20] W68 D3L3 S9 D3R3 E12 S14 D3L3 W9 D3L3 S12 D3R3 E53 N32 E13 N7 E2 N11 $
FOP=[YR=2026;ORIG=42,35] S17 E9 U3R3 N14 W12 $
FGR=[YR=2026;ORIG=95,70] E24 N20 W2 N12 W9 W13 S32 $
FOP=[YR=2026;ORIG=117,39] E5 N19 W12 S11 W2 S7 E9 S1 $
FDG=[YR=2026;ORIG=120,80] W21 S21 E21 N21 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/22/2026 BY HS Total Acres: 0.00 Total Land Value: 243,750 Market: 0 Agricultural: 0 Common: 243,750 PRINTED 07/09/2026 BY SYS