LOT 10
IN OR 1731/89
(EX ESMT IN OR 816/567)

FERREIRA DONALD M & MARY V
4751 TANAGER LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

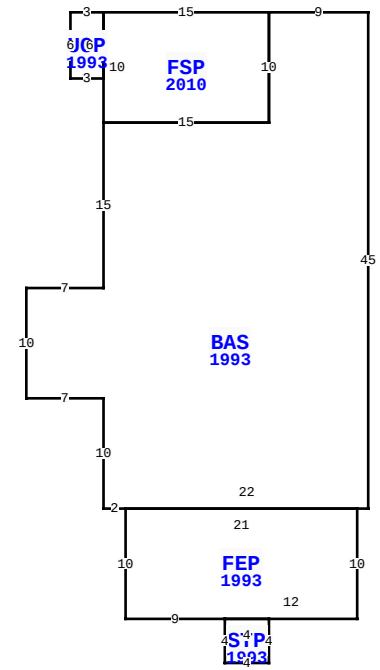
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,000	100	1993	1,000	68,003
FEP	210	80	1993	168	11,424
FSP	150	40	2010	60	4,080
STP	16	10	1993	2	136
UOP	18	20	1993	4	272
TOTALS	1,394			1,234	83,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,234	99.6400	104.62	129,101	1939	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



844 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	83,916
TOTAL MARKET OB/XF VALUE	554
TOTAL LAND VALUE - MARKET	243,750
TOTAL MARKET VALUE	328,220
SOH/AGL Deduction	148,139
ASSESSED VALUE	180,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,081
TOTAL JUST VALUE	328,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6887	CHNGE SRVC	500	08/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1731/0089	3/29/2011	WD	U	I	30	100
GRANTOR: FERREIRA DONALD MITCH						
GRANTEE: FERREIRA DONALD MIT						
0104/0383	8/28/1939	WD	Q	V		0
GRANTOR: ASKINS J M & ANNA R						
GRANTEE: FERREIRA JOHN DONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FSP=[YR=2010] W15 UOP=[YR=1993] W3 S6 E3 N6$ S10 E15 N10$ S10 W15 S15 W7 S10 E7 S10 E2 FEP=[YR=1993] S10 E9 STP=[YR=1993] S4 E4 N4 W4$ E12 N10 W21$ E22 N45 $.

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	0940	SHEDS/PORT	0	0	10	21	210.00	SF	13.20	13.20	100	1940	1940	3	20	554	

LAND DESCRIPTION

TOTAL OB/XF 554

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

REVIEW DATE 01/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 243,750 Market: 0 Agricultural: 0 Common: 243,750 PRINTED 07/09/2026 BY SYS