LOT 12
ESMT IN OR 678/1933
CASHEN PARK SUB PB 2/49

SKIPPER DONALD & PAMELA
855 CASHEN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0170-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

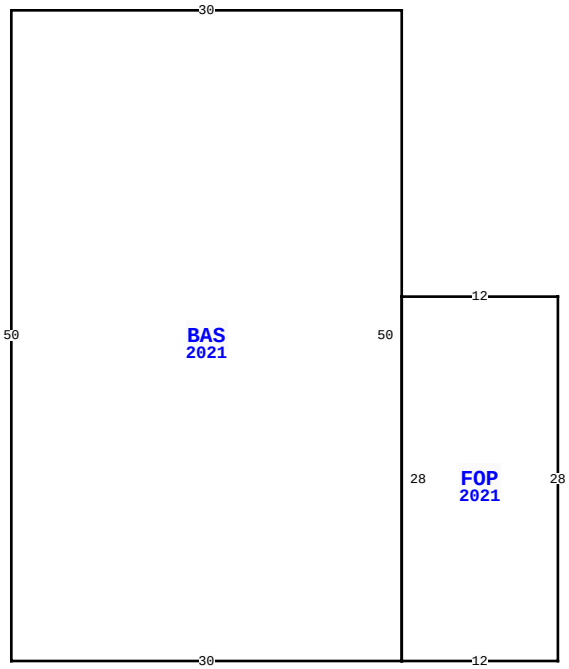
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2021	1,500	34,589
FOP	336	30	2021	101	2,329
TOTALS	1,836			1,601	36,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,601	61.6000	24.02	38,456	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2023 Heated Area: 1500 HX Base Yr 2023



855 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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		557,994
TOTAL MARKET OB/XF VALUE		45,057
TOTAL LAND VALUE - MARKET		243,750
TOTAL MARKET VALUE		846,801
SOH/AGL Deduction		121,551
ASSESSED VALUE		725,250
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		673,839
TOTAL JUST VALUE		846,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		843,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215215	NEW CONSTR	332,779	08/01/2021
20215220	SWIM POOL	0	07/01/2021
21005139	GARAGE	0	05/01/2021
B1708497	DEMOLITION	0	06/29/2017
5487	REMODEL	2,000	01/31/1989
5560	CHNGE SRVC	0	12/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0864	2/17/2021	WD	Q	V	01	160,000
GRANTOR: CHAPLAUSKE JOSEPH & S						
GRANTEE: SKIPPER DONALD & PA						
2036/0852	3/22/2016	SW	U	I	12	66,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CHAPLAUSKE JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S50 E30 FOP=[YR=2021] E12 N28 W12 S28$ N50$.

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	100	14	14	196.00	SF	30.00	30.00	100	2021	2021	3	86	5,057	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2021	2021	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 45,057

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

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ESMT IN OR 678/1933
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2026

00-00-30-0170-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

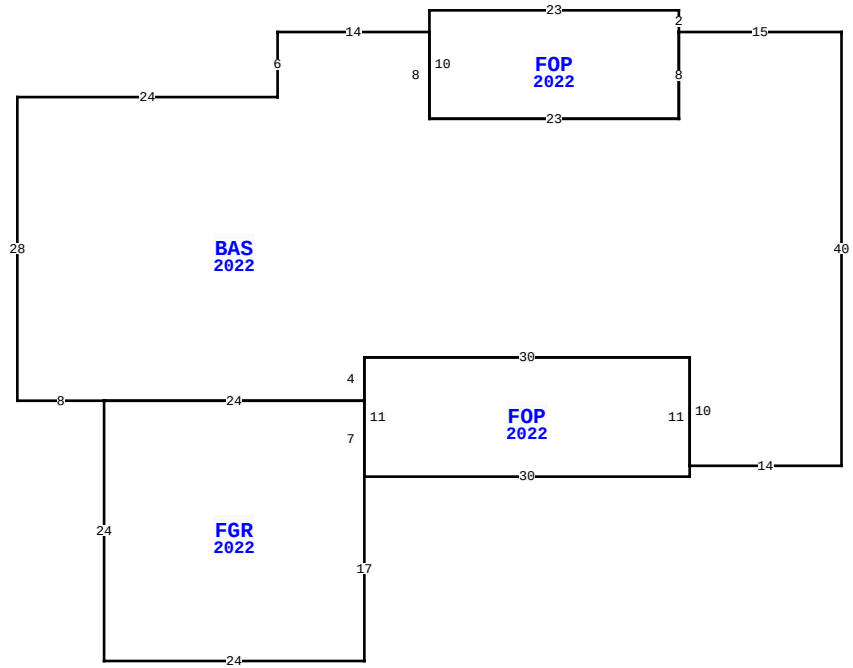
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2022	2,220	427,648
FGR	576	55	2022	317	61,065
FOP	230	30	2022	69	13,292
FOP	330	30	2022	99	19,070
TOTALS	3,356			2,705	521,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,705	117.2160	194.58	526,339	2022	2022	0	0	0	1.00	99.00

3 SFR CUST 100% - 2023 Heated Area: 2220 HX Base Yr 2023



855 CASHEN DR, FERNANDINA BEACH

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GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CHAPLAUSKE JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N2 W23 S10 E23 N8$ S8 W23 N8 W14 S6 W24 S28 E8 FGR=[YR=2022] S24 E24 N17 FOP=[YR=2022] E30 N11 W30 S11$ N7 W24$ E24 N4 E30 S10 E14 N40$.

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

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