LOT 35
FIVE POINTS 2 PB 3/35

PRESCOTT KAREN M REVOCABLE TRUST/PRESCOTT KAREN M
1438 CASHEN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.5	1.5 100
Quality	03	Quality Level 03

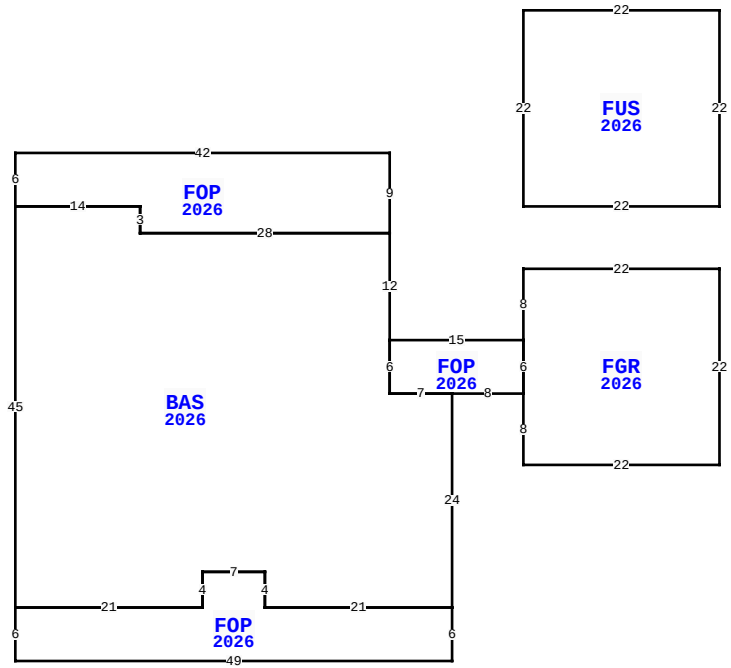
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2026	1,946	338,273
FGR	484	55	2026	266	46,239
FOP	90	30	2026	27	4,693
FOP	322	30	2026	97	16,862
FOP	336	30	2026	101	17,557
FUS	484	100	2026	484	84,134
TOTALS	3,662			2,921	507,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,921	104.7160	173.83	507,757	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2430 HX Base Yr 2026



1438 CASHEN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		507,757
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		702,757
SOH/AGL Deduction		311,040
ASSESSED VALUE		391,717
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		335,306
TOTAL JUST VALUE		702,757
NCON VALUE		507,757
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008585			08/01/2025
B250001379	SFR	455,296	02/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/119	12/31/2024	WD	U	V	11	100
GRANTOR: PRESCOTT KAREN						
GRANTEE: PRESCOTT KAREN M RE						
2707/490	4/18/2024	WD	Q	V	01	200,000
GRANTOR: THEM THAT TRUST						
GRANTEE: PRESCOTT KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] S45 E21 N4 E7 S4 E21 N24 W7 N6 N12 W28 N3 W14 $
FOP=[YR=2026;ORIG=30,55] S6 E49 N6 W21 N4 W7 S4 W21 $
FOP=[YR=2026;ORIG=30,10] N6 E42 S9 W28 N3 W14 $
FOP=[YR=2026;ORIG=79,31] W7 N6 E15 S6 W8 $
FGR=[YR=2026;ORIG=87,25] N8 E22 S22 W22 N8 N6 $
FUS=[YR=2026;ORIG=87,10] E22 N22 W22 S22 $
.

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	147.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 01/22/2026 BY HS Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS