

BROCK SCOTT & VANESSA M
1458 CASHEN DRIVE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	15	CONC BLOCK 100				0900	01	991	117.9360	163.93	162,455	1958	2000	0	0	0	12.50	87.50	VALUATION BY										STANDARD									
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM 100% - 2025													Heated Area: 987										HX Base Yr 2025									
Roof Cover	03	COMP SHNGL 100				The floor plan shows a main rectangular building labeled "BAS 1993". To its right is a smaller rectangular addition labeled "STP 1993". Dimensions are provided for various sections: 29' on the left side; 24' at the top-left corner; 10' along the bottom edge from the left; 18' between the two buildings; 10' for the width of the main building; 11' for the height of the main building; 6' for the depth of the addition; 3' for the width of the addition.														BUILDING MARKET VALUE										142,148								
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										980								
Interior Floor	12	HARDWOOD 100																		TOTAL LAND VALUE - MARKET										195,000								
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										338,128								
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										12,830								
Bedrooms	2	100																		ASSESSED VALUE										325,298								
Bathrooms	1	100																		TOTAL EXEMPTION VALUE										HX HB VX 56,411								
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										268,887								
Stories	1.	1. 100																		TOTAL JUST VALUE										338,128								
Units		0 100																		NCON VALUE										0								
BUD8 Adjustme	05	DIST 1A 100				INCOME VALUE																																
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE										316,746																						