

LOT 22
IN OR 980/916
CASHEN WOOD SUB PB 5/221

VOIT RONALD J JR & NANCY S
2466 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

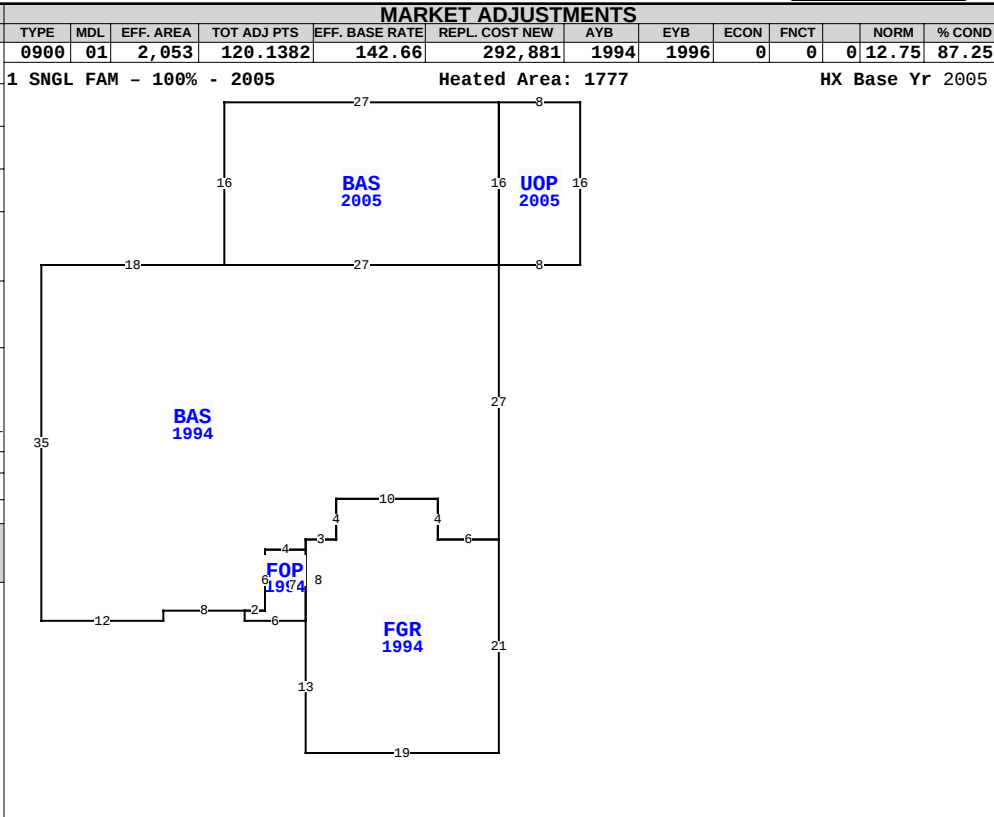
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1,345	167,414
BAS	432	100	432	53,771
FGR	439	55	241	29,997
FOP	30	30	9	1,120
UOP	128	20	26	3,236

TOTALS	2,374		2,053	255,539
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	43	17	731.00	SF	5.20
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE	01/16/2019	BY	DJA
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2466 CASHEN WOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	255,539								
TOTAL MARKET OB/XF VALUE	5,702								
TOTAL LAND VALUE - MARKET	100,000								
TOTAL MARKET VALUE	361,241								
SOH/AGL Deduction	209,057								
ASSESSED VALUE	152,184								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	102,184								
TOTAL JUST VALUE	361,241								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	335,887								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509856	H/AC	400	06/01/2005
E0515111	ELEC OTHER	800	06/01/2005
R07242	REPAIR/RRF	800	02/01/2005
B00729	NEW CONSTR	84,300	01/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0980/0916	4/10/2001	WD	U	I	06	76,500			
GRANTOR: SCHUSTER NANCY JO & B									
GRANTEE: VOIT RONALD J JR &									
0711/0065	8/11/1994	WD	Q	I		83,900			
GRANTOR: ATLANTIC BUILDERS INC									
GRANTEE: SCHUSTER NANCY JO &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2005] W8 BAS=[YR=2005] W27 S16 BAS=[YR=1994] W18 S35 E12 N1 E8 FOP=[YR=1994] S1 E6 FGR=[YR=1994] S13 E19 N21 W6 N4 W10 S4 W3 S8\$ N7 W4 S6 W2\$ E2 N6 E4 N1 E3 N4 E10 S4 E6 N27 W27\$ E27 N16\$ S16 E8 N16\$.									