LOT 23
IN OR 929/586
CASHEN WOOD SUB PB 5/221

HOLMES CONSTANCE
2424 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

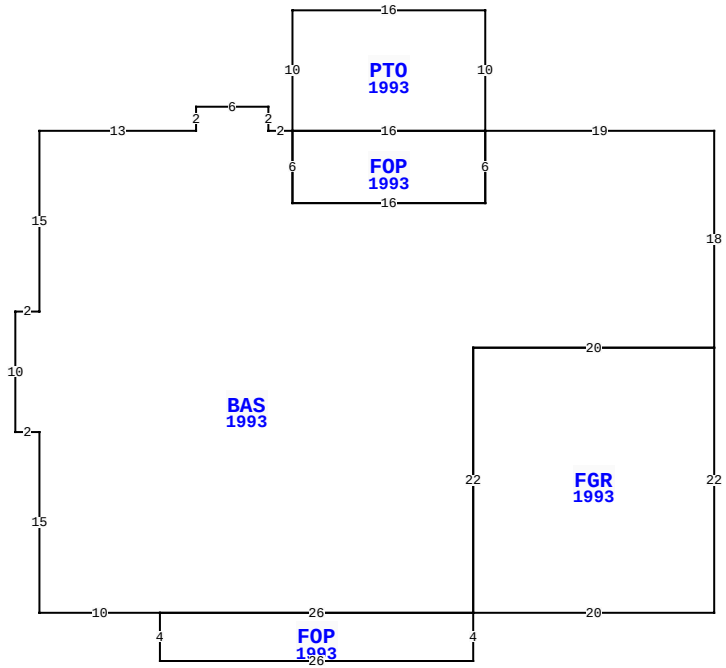
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,736	100	1,736	221,692
FGR	440	55	242	30,904
FOP	96	30	29	3,703
FOP	104	30	31	3,959
PTO	160	5	8	1,022
TOTALS	2,536		2,046	261,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,046	125.7732	149.36	305,591	1992	1992	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2001 Heated Area: 1736 HX Base Yr 2001



2424 CASHEN WOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,280
TOTAL MARKET OB/XF VALUE		2,928
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		364,208
SOH/AGL Deduction		209,027
ASSESSED VALUE		155,181
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		100,181
TOTAL JUST VALUE		364,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8333	NEW CONSTR	66,710	08/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0929/0586	4/20/2000	WD	Q	I		122,900
GRANTOR: SCULLY DOUGLAS A & LA						
GRANTEE: HOLMES LAWRENCE & C						
0671/0817	12/07/1992	WD	Q	I		85,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SCULLY DOUG & LAURE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N10 W16 S10 FOP=[YR=1993] S6 E16 N6 W16 $ E16 $ S6 W16 N6 W2 N2 W6 S2 W13 S15 W2 S10 E2 S15 E10 FOP=[YR=1993] S4 E26 N4 FGR=[YR=1993] E20 N22 W20 S22 $ W26 $ E26 N22 E20 N18 $.

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	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	100	1992	1992	3	66	2,928	

LAND DESCRIPTION

TOTAL OB/XF 2,928

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	000116	C	SFR MARSH	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS