LOT 25
IN OR 760 PG 499
CASHEN WOOD SUB PB 5/221

WHITE HAROLD E JR
2364 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0025-0000

BUILDING CHARACTERISTICS

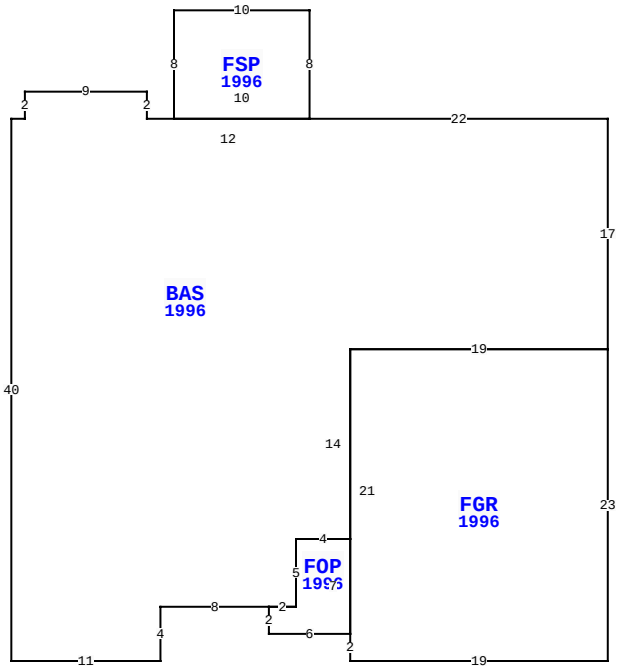
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,265	100	1,265	167,577
FGR	437	55	240	31,793
FOP	32	30	10	1,324
FSP	80	40	32	4,239
TOTALS	1,814		1,547	204,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,547	127.8570	151.83	234,881	1996	1996	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 1997 Heated Area: 1265 HX Base Yr 1997



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

2364 CASHEN WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		204,934
TOTAL MARKET OB/XF VALUE		6,210
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		311,144
SOH/AGL Deduction		191,282
ASSESSED VALUE		119,862
TOTAL EXEMPTION VALUE	HX HB VX VP	93,917
BASE TAXABLE VALUE		25,945
TOTAL JUST VALUE		311,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501602	NEW CONSTR	86,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0760/0499	5/20/1996	WD	Q	I		91,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WHITE HAROLD E JR						
0616/0615	1/08/1991	WD	U	V	09	568,800
GRANTOR: THE HOMESITE COMPANY						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 FSP=[YR=1996] N8 W10 S8 E10$ W12 N2 W9 S2 W1 S40 E11 N4 E8 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S2 E19 N23 W19 S21$ N7 W4 S5 W2$ E2 N5E4 N14 E19 N17$.

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	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	1996	1996	3	73	3,310	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	1996	1996	3	73	100	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,210

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