



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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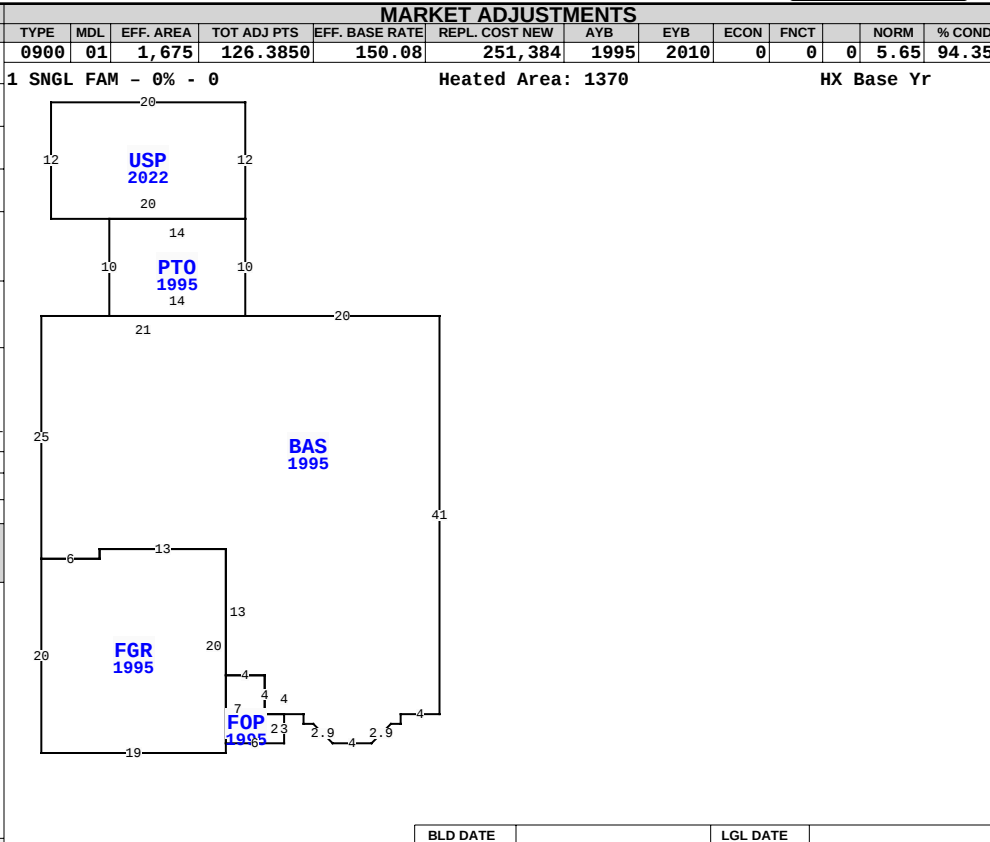
NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	193,993
FGR	393	55	216	30,585
FOP	34	30	10	1,416
PTO	140	5	7	992
USP	240	30	72	10,195
TOTALS	2,177		1,675	237,181

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	1995	1995	3	79	2,765
2	0811	CONCRETE B	0	0	0	0		731.00	SF 5.20	5.20	100	1995	1995	3	72	2,737
3	0810	CONCRETE A	0	0	0	0		39.00	SF 6.50	6.50	100	1995	1995	3	72	183
4	0866	POOL FIBER	0	0	16	8		128.00	SF 72.00	72.00	100	2022	2022	3	100	9,216
5	0855	CONC PAVER	0	0	0	0		442.00	SF 10.00	10.00	100	2022	2022	3	100	4,420

LAND DESCRIPTION			TOTAL OB/XF 19,321													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00



2020 CASHEN WOOD DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		237,181	
TOTAL MARKET OB/XF VALUE		19,321	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		356,502	
SOH/AGL Deduction		71,038	
ASSESSED VALUE		285,464	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		285,464	
TOTAL JUST VALUE		356,502	
NCON VALUE		25,081	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012106	SWIM POOL	50,000	08/08/2022
B9502143	NEW CONSTR	89,900	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1423	8/18/2020	WD U	I	I	11	100
GRANTOR: WRIGHT AMY N/K/A AMY						
GRANTEE: BORDERS AMY & JACK						
2332/1823	1/16/2020	WD Q	I	I	02	265,000
GRANTOR: H&H REAL ESTATE INVES						
GRANTEE: WRIGHT AMY						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1995] W20 PT0=[YR=1995] N10 USP=[YR=2022] N12 W20 S12 E20\$ W14 S10 E14 \$ W21 S25 FGR=[YR=1995] S20 E19 N1 FOP=[YR=1995] E6 N3 W2 N4 W4 S7 \$ N20 W13 S1 W6 \$ E6 N1 E13 S13 E4 S4 E4 S1 E1 D2 R2 E4 U2 R2 E1 N1 E4 N41 \$.		