

LOT 37
IN OR 2172/1425
CASHEN WOOD SUB PB 5/221

LAMBRIGHT ALICE D L/E/
2016 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0037-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 100	0900	01	1,716	123.0500	146.12	250,742	1991	1991	0	0	15.00	85.00															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2003													Heated Area: 1564													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003													
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	1,564	100	1,564	194,252																									
FGR	272	55	150	18,630																									
FOP	8	30	2	248																									
PTO	8	5	0	0																									
TOTALS			1,852	1,716	213,131																								
EXTRA FEATURES															2016 CASHEN WOOD DR, FERNANDINA BEACH														
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520													
2	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20	5.20	100	1991	1991	3	64	2,426													
4	0861	POOL GUNIT	0	100	0	0	203.00	SF	85.00	85.00	100	1999	1999	3	25	4,314													
5	0845	KOOL DECK	0	100	0	0	528.00	SF	7.25	7.25	100	1999	1999	3	79	3,024													
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200													
7	0910	SCRN RM L	0	100	36	23	828.00	SF	15.00	15.00	100	1999	1999	3	20	2,484													
TOTAL OB/XF 14,968																													
LAND DESCRIPTION																													
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	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																													