

LOT 50
IN OR 675 PG 1174
CASHEN WOOD SUB PB 5/221

DEPETRIS CHARLES JOSEPH II
2365 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0050-0000



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 8												
Exterior Wall	05	AVERAGE 100	0900	01	1,529	132.7836	157.68	241,093	1993	1993	0	0	0	14.25	85.75	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1994													Heated Area: 1282											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1994											
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 60																									
Interior Floo	11	CLAY TILE 40																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	2	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	1,282	100	1,282	173,340																							
FGR	420	55	231	31,234																							
FOP	25	30	8	1,081																							
PTO	154	5	8	1,081																							
TOTALS			1,881	1,529	206,737																						
EXTRA FEATURES					2365 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	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	100	1993	1993	3	68	2,716											
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1993	1993	3	68	278											
LAND DESCRIPTION																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	SFR	100		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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																											