

LOT 51  
IN OR 766 PG 1951  
CASHEN WOOD SUB PB 5/221

LEYENDECKER RONALD N EST  
2361 CASHENWOOD DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0051-0000



| 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                   | 2,003              | 121.4906    | 144.27         | 288,973        | 1991           | 1995      | 0       | 0           | 0      | 13.25   | 86.75                  | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 0% - 0                   |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 1557     |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                       |                      |                    |             |                |                |                |           |         |             |        |         |                        | HX Base Yr            |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                       |                      |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 60      |                                       |                      |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                 | 13               | LVT/LAMNT 40   |                                       |                      |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                           | 1,557            | 100            | 1,557                                 | 194,865              |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| FEP                                                                                                                                           | 265              | 80             | 212                                   | 26,532               |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                           | 373              | 55             | 205                                   | 25,656               |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                           | 20               | 30             | 6                                     | 751                  |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| PTO                                                                                                                                           | 294              | 5              | 15                                    | 1,877                |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| UOP                                                                                                                                           | 40               | 20             | 8                                     | 1,001                |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                        |                  |                | 2,549                                 | 2,003                | 250,684            |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 2361 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                                     | 0                    | 0                  | 807.00      | SF             | 5.20           | 5.20           | 100       | 1991    | 1991        | 3      | 64      | 2,686                  |                       |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                             | 0500             | FP-PRE FAB     | 0                                     | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 1991    | 1991        | 3      | 72      | 2,520                  |                       |            |                             |      |         |      |     |    |        |  |
| TOTAL OB/XF 5,206                                                                                                                             |                  |                |                                       |                      |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| 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                             | 0                    | 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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS |                  |                |                                       |                      |                    |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 0766/1951         | 7/31/1996 | WD Q      | I   |     |        | 93,900     |

GRANTOR: KEMP WILLIAM D JR & B  
GRANTEE: LEYENDECKER RONALD  
0708/1040 7/05/1994 WD Q I 89,000  
GRANTOR: HEINEMANN PHILLIP C &  
GRANTEE: KEMP WILLIAM JR & B

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W18 S7 FEP=[YR=2014] W17 UOP=[YR=2014] W4 S10  
BAS=[YR=1993] W15 S43 E11 N2 E11 N2 E2 FOP=[YR=1993] E5  
FGR=[YR=1993] S5E19N21 W10 S2 W5 S1 W2 S2 W2 S11\$N4 W5 S4\$ N4  
E5 N7 E2 N2 E2 N1E5 N2 E10 N23 W4 U2 L2 W4 D2 L2 W1 S5  
W1S1 W15 N6 W4\$ E4 N10\$ S16 E15 N1E1 N5 E1 N10\$ S10 U2 R2  
E4 D2 R2 E10 N17\$.