LOT 52
IN OR 1482/1410
CASHEN WOOD SUB PB 5/221

HERLIHY JOHN R
23611 HIGH HORSE CT
MIDDLEBURG, VA 20117

2023

00-00-30-0174-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

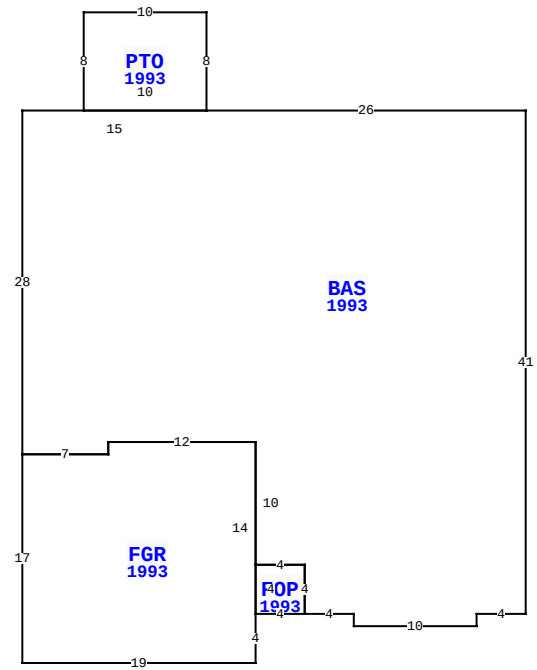
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,416	100	1,416	186,069
FGR	335	55	184	24,179
FOP	16	30	5	657
PTO	80	5	4	526
TOTALS	1,847		1,609	211,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,609	129.4992	153.78	247,432	1992	1992	0	0	0	14.55	85.45

1 SNGL FAM – 0% - 0 Heated Area: 1416 HX Base Yr



2343 CASHEN WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	211,431
TOTAL MARKET OB/XF VALUE	2,883
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	314,314
SOH/AGL Deduction	73,995
ASSESSED VALUE	240,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,319
TOTAL JUST VALUE	314,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6448	NEW CONSTR	64,995	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/1410	3/05/2007	WD	Q	I		252,000
GRANTOR: MURALLO KAREN L						
GRANTEE: HERLIHY JOHN R						
1101/0089	12/16/2002	WD	Q	I		130,000
GRANTOR: HOLTON DAVID A & JOHN						
GRANTEE: MURALLO KAREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=1993] N8 W10 S8 E10$ W15 S28
FGR=[YR=1993] S17 E19 N4 FOP=[YR=1993] E4 N4 W4 S4$ N14 W12
S1 W7$ E7 N1 E12 S10 E4 S4 E4 S1 E10 N1 E4 N41$.

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	0	0	0	840.00	SF	5.20	5.20	100	1992	1992	3	66	2,883	

LAND DESCRIPTION

TOTAL OB/XF 2,883

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	000100	C	SFR	0		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