

LOT 53
CASHEN WOOD SUB PB5/221

PLEWS DAVID F & DEBORAH F
95451 BARNWELL RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	1,444	100	1,444	184,757
FGR	400	55	220	28,149
FOP	48	30	14	1,791
FST	64	55	35	4,478

TOTALS	1,956		1,713	219,174
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	889.00	SF	5.20
3	1242	WD DECK A	0	0	0	0	226.00	SF	10.00
4	0810	CONCRETE A	0	0	59	3	177.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00

REVIEW DATE 05/18/2020 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,713	124.2000	147.49	252,650	1990	1995	0	0	13.25	86.75
1 SNGL FAM - 0% - 0 Heated Area: 1444 HX Base Yr											

2235 CASHEN WOOD DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	889.00	SF	5.20	5.20	100	1990	1990	3	62	2,866	
3	1242	WD DECK A	0	0	0	0	226.00	SF	10.00	10.00	100	1990	1990	3	20	452	
4	0810	CONCRETE A	0	0	59	3	177.00	SF	6.50	6.50	100	1997	1997	3	75	863	

TOTAL OB/XF													6,631		
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			
	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000.00			
Front Lot		0.00	Front Lot Width		100.00	Front Lot Area		Front Lot Volume		Front Lot Value					

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				219,174	
TOTAL MARKET OB/XF VALUE				6,631	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				325,805	
SOH/AGL Deduction				78,448	
ASSESSED VALUE				247,357	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				247,357	
TOTAL JUST VALUE				325,805	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				303,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6129	NEW CONSTR	57,697	11/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1692	1/28/2023	QC	U	I	11	100
GRANTOR: PLEWS DAVID F & DEBOR						
GRANTEE: PLEWS DEBORAH F & D						
2323/0906	12/06/2019	LE	U	I	11	100
GRANTOR: PLEWS DAVID F & DEBOR						
GRANTEE: PLEWS KRISTIN & KAY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W8 BAS=[YR=1993] W61 S28 E30 FOP=[YR=1993] S4 E6 N8 W6 S4 \$ N4 E6 S4 E13 FGR=[YR=1993] E20 N20 W20 S20 \$ N20 E12 N8 \$ S8 E8 N8 \$.									