LOT 54 EX FRACT
IN OR 1138/1233
CASHEN WOOD SUB PB 5/221

SKINNER RICHARD A & DORIS E
2219 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0054-0000

BUILDING CHARACTERISTICS

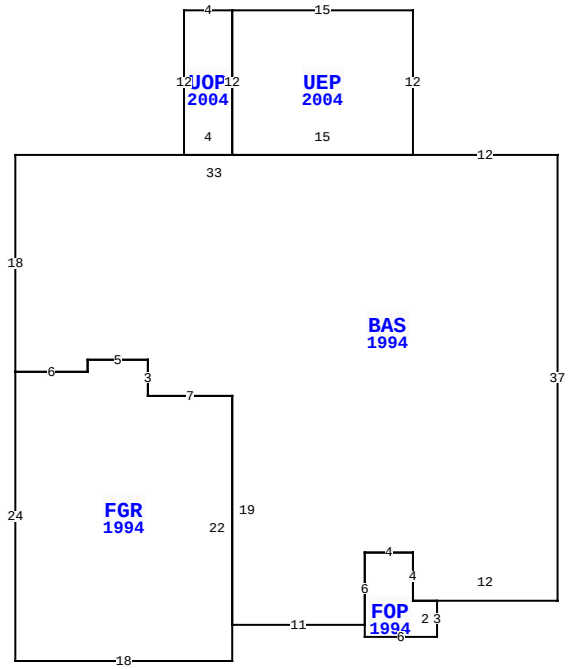
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,338	100	1,338	175,027
FGR	423	55	233	30,480
FOP	34	30	10	1,308
UEP	180	60	108	14,128
UOP	48	20	10	1,308
TOTALS	2,023		1,699	222,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	127.7650	151.72	257,772	1994	1994	0	0	0	13.78	86.22

1 SNGL FAM – 100% - 2004 Heated Area: 1338 HX Base Yr 2004



2219 CASHEN WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		222,251
TOTAL MARKET OB/XF VALUE		6,008
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		328,259
SOH/AGL Deduction		189,687
ASSESSED VALUE		138,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,572
TOTAL JUST VALUE		328,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312003	ADDITION	11,854	12/01/2003
B93-0581	NEW CONSTR	92,900	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1138/1233	5/20/2003	WD	Q	I		135,000
GRANTOR: PUTNAM ALLEN A & MARI						
GRANTEE: SKINNER RICHARD & D						
1000/2000	8/02/2001	WD	U	I	07	100
GRANTOR: PUTNAM MARIE ROLAND &						
GRANTEE: PUTNAM ALLEN & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 UEP=[YR=2004] N12 W15 UOP=[YR=2004] W4 S12 E4 N12$ S12 E15 $ W33 S18 FGR=[YR=1994] S24 E18 N22 W7 N3 W5 S1 W6$ E6 N1 E5 S3 E7 S19 E11 FOP=[YR=1994] S1 E6 N3W2 N4 W4 S6$ N6 E4 S4 E12 N37$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1994	1994	3	70	2,563	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1994	1994	3	70	246	
5	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2007	2007	3	35	504	

LAND DESCRIPTION

TOTAL OB/XF 6,008

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	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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS