

LOT 55 & FRACT OF LOT 54
IN OR 1957/1545
CASHEN WOOD SUB PB 5/221

SHICK EDWIN R & DONNA S
2145 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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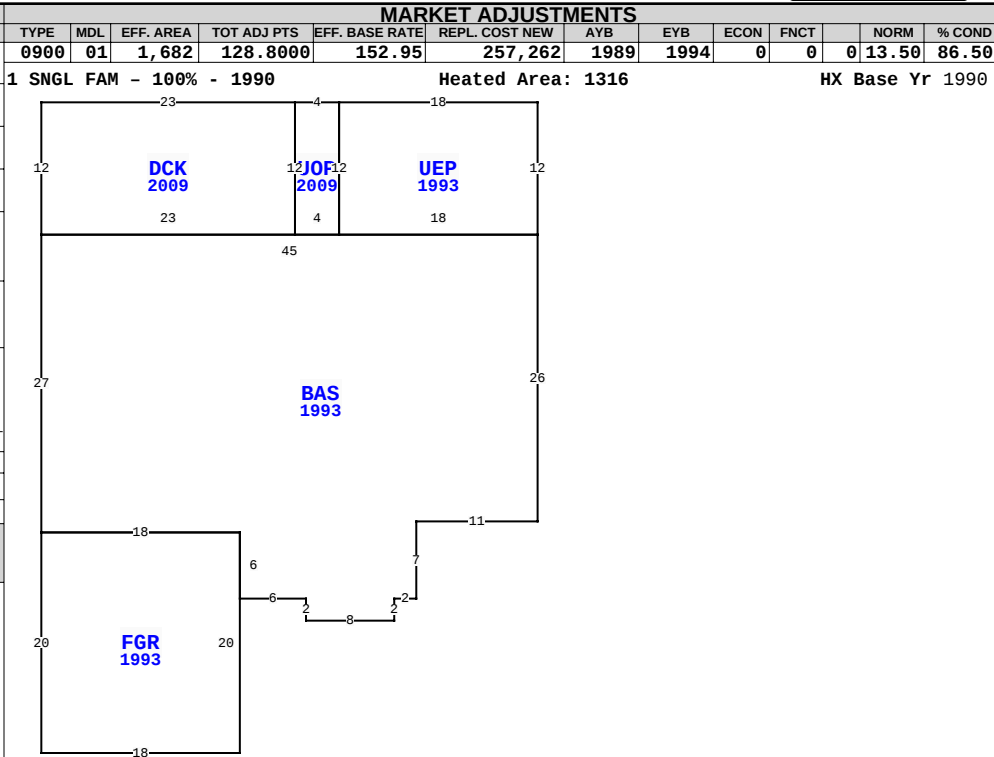
NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1,316	174,109
DCK	276	10	28	3,705
FGR	360	55	198	26,196
UEP	216	60	130	17,200
UOP	48	20	10	1,323

TOTALS	2,216		1,682	222,532
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	666.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	319.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT	



2145 CASHEN WOOD DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,727											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		222,532	
TOTAL MARKET OB/XF VALUE		5,727	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		328,259	
SOH/AGL Deduction		211,940	
ASSESSED VALUE		116,319	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		66,319	
TOTAL JUST VALUE		328,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5891	NEW CONSTR	69,500	07/26/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2431/0679	1/25/2021	QC U	I	11	
GRANTOR: SHICK EDWIN R & DONNA					
GRANTEE: SHICK EDWIN R & DON					
1957/1545	1/06/2015	QC U	I	11	
GRANTOR: SHICK EDWIN R & DONNA					
GRANTEE: SHICK EDWIN R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UEP=[YR=1993] W18 UOP=[YR=2009] W4 DCK=[YR=2009] W23 S12 BAS=[YR=1993] S27 FGR=[YR=1993] S20 E18 N20 W18 \$ E18 S6 E6 S2 E8 N2 E2 N7 E11 N26 W45\$ E23 N12\$ S12 E4 N12\$ S12 E18 N12 \$.											