LOT 58
IN OR 1250/1831
CASHEN WOOD SUB PB 5/221

MCCRIMMON KELLEY
2025 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

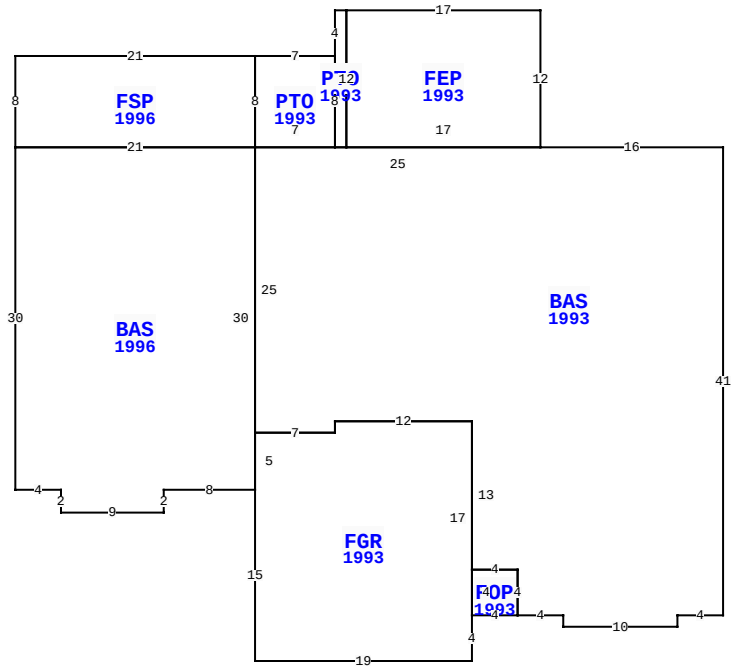
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,359	100	1,359	162,588
BAS	648	100	648	77,525
FEP	204	80	163	19,501
FGR	392	55	216	25,841
FOP	16	30	5	598
FSP	168	40	67	8,016
PTO	12	5	1	119
PTO	56	5	3	359
TOTALS	2,855		2,462	294,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	114.8160	136.34	335,669	1992	1997	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2000 Heated Area: 2007 HX Base Yr 2000



2025 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		294,550
TOTAL MARKET OB/XF VALUE		5,143
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		399,693
SOH/AGL Deduction		237,891
ASSESSED VALUE		161,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,802
TOTAL JUST VALUE		399,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952296	REMODEL	400	12/01/1995
B9502334	ADDITION	22,360	11/01/1995
8759	ADDITION	4,385	03/16/1993
6449	NEW CONSTR	64,995	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1831	8/05/2004	QC	U	I	01	100
GRANTOR: MCCRIMMON JAMES WAYNE						
GRANTEE: MCCRIMMON KELLEY						
0878/1160	4/13/1999	WD	Q	I		116,000
GRANTOR: GRIFFIN FELICIA O N/K						
GRANTEE: MCCRIMMON KELLEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] N12 W17 PTO=[YR=1993] W1 S4 PTO=[YR=1993] W7 FSP=[YR=1996] W21 S8 BAS=[YR=1996] S30 E4 S2 E9 N2 E8 FGR=[YR=1993] S15 E19 N4 FOP=[YR=1993] E4 N4 W4 S4 $ N17 W12 S1 W7 S5 $ N30 W21 $ E21 N8 $ S8 E7 N8 $ S8 E1 N12 $ S12 E17 $ W25 S25 E7 N1 E12 S13 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	100	0	0	744.00	SF	5.20	5.20	100	1992	1992	3	66	2,553	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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