

LOT 23
IN OR 929/586
CASHEN WOOD SUB PB 5/221

HOLMES CONSTANCE
2424 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0023-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 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	1,736	100	1,736	232,676
FGR	440	55	242	32,435
FOP	96	30	29	3,887
FOP	104	30	31	4,155
PTO	160	5	8	1,072
TOTALS	2,536		2,046	274,225

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,046	125.7732	157.22	321,672	1992	1992	0	0	0 14.75	85.25
1 SNGL FAM - 100% - 2001											
Heated Area: 1736											
HX Base Yr 2001											
2424 CASHEN WOOD DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/18/2024 MLU											

EXTRA FEATURES										2424 CASHEN WOOD DR, FERNANDINA BEACH				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	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	100	1992	1992	3	64	2,839	