

LOT 25
IN OR 760 PG 499
CASHEN WOOD SUB PB 5/221

WHITE HAROLD E JR
2364 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0025-0000



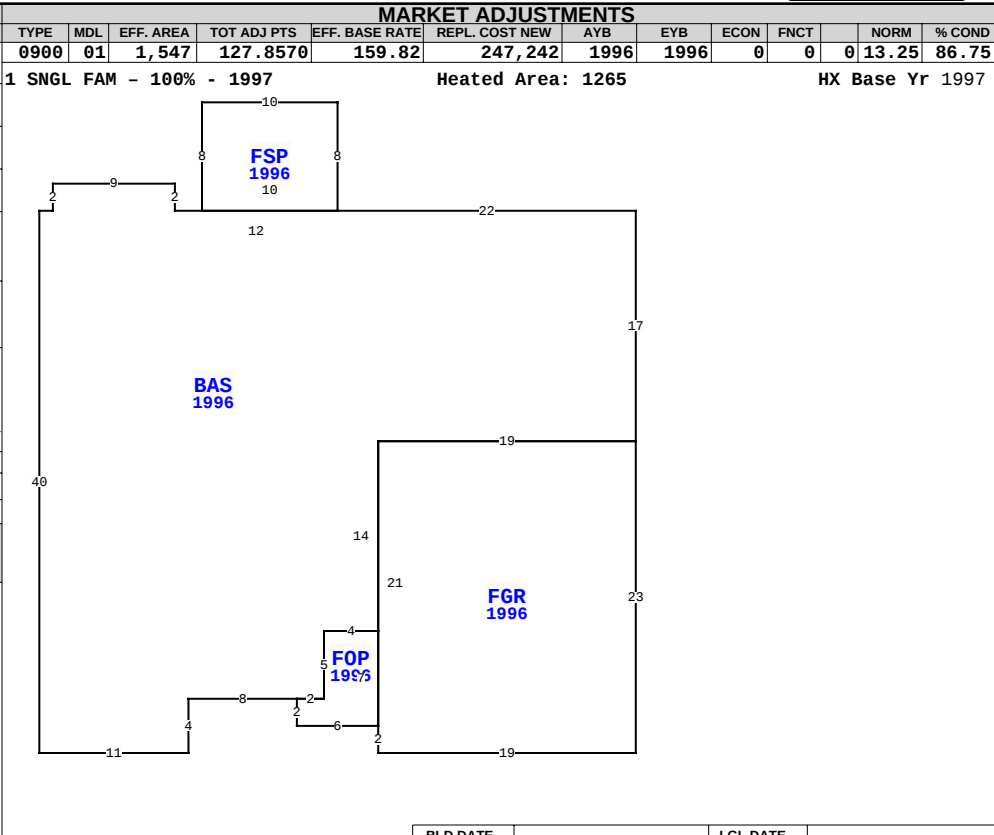
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
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	1,265	100	1,265	175,384
FGR	437	55	240	33,275
FOP	32	30	10	1,386
FSP	80	40	32	4,436

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	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	1996	1996	3	72	3,265	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	1996	1996	3	72	98	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	

LAND DESCRIPTION			TOTAL OB/XF 6,128														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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
1	000116	C	SFR MARSH	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000



2364 CASHEN WOOD DR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										03/18/2024		MLU	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		214,482			
TOTAL MARKET OB/XF VALUE		6,128			
TOTAL LAND VALUE - MARKET		125,000			
TOTAL MARKET VALUE		345,610			
SOH/AGL Deduction		222,152			
ASSESSED VALUE		123,458			
TOTAL EXEMPTION VALUE		HX HB VX VP 96,075			
BASE TAXABLE VALUE		27,383			
TOTAL JUST VALUE		345,610			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		311,144			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501602	NEW CONSTR	86,000	01/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0760/0499	5/20/1996	WD Q	I		
GRANTOR: ATLANTIC BUILDERS INC					SALE PRICE
GRANTEE: WHITE HAROLD E JR					91,700
GRANTOR: THE HOMESITE COMPANY					
GRANTEE: ATLANTIC BUILDERS					
0616/0615	1/08/1991	WD U	V	09	568,800

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W22 FSP=[YR=1996] N8 W10 S8 E10\$ W12 N2 W9 S2 W1 S40 E11 N4 E8 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S2 E19 N23 W19 S21\$ N7 W4 S5 W2\$ E2 N5E4 N14 E19 N17\$.									