LOT 28
IN OR 2197/1095
CASHEN WOOD SUB PB 5/221

MCKENNEY FRANK D & BONITA K
2228 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0028-0000

BUILDING CHARACTERISTICS

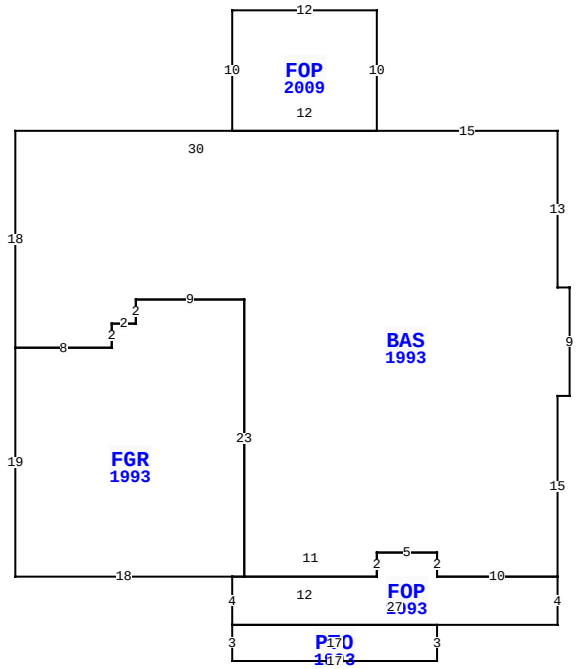
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,263	100	1,263	183,558
FGR	401	55	221	32,119
FOP	118	30	35	5,087
FOP	120	30	36	5,232
PTO	51	5	3	436
TOTALS	1,953		1,558	226,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,558	131.3760	164.22	255,855	1992	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2019 Heated Area: 1263 HX Base Yr 2019



2228 CASHEN WOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		226,432
TOTAL MARKET OB/XF VALUE		6,036
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		357,468
SOH/AGL Deduction		151,928
ASSESSED VALUE		205,540
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		105,540
TOTAL JUST VALUE		357,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6450	NEW CONSTR	65,030	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/1095	5/21/2018	WD	Q	I	02	229,000
GRANTOR: PARKS KARIN J						
GRANTEE: MCKENNEY FRANK D &						
1946/1403	11/03/2014	WD	Q	I	02	160,000
GRANTOR: DOUGLAS WENDY L						
GRANTEE: PARKS KARIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=2009] N10 W12 S10 E12 $ W30 S18 FGR=[YR=1993] S19 E18 FOP=[YR=1993] S4 PTO=[YR=1993] S3 E17 N3 W17 $ E27 N4 W10 N2 W5 S2 W12 $ E1 N23 W9 S2 W2 S2 W8 $ E8 N2 E2 N2 E9 S23 E11 N2 E5 S2 E10 N15 E1 N9 W1 N13 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20	5.20	100	1992	1992	3	64	2,716	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2009	2009	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 6,036

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS