LOT 33
CASHEN WOOD SUB PB 5/221

COTTON CHARLES & LAURA
2056 CASHEN WOOD DR
FERNANDINA BEACH, FL 32035

2024

00-00-30-0174-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

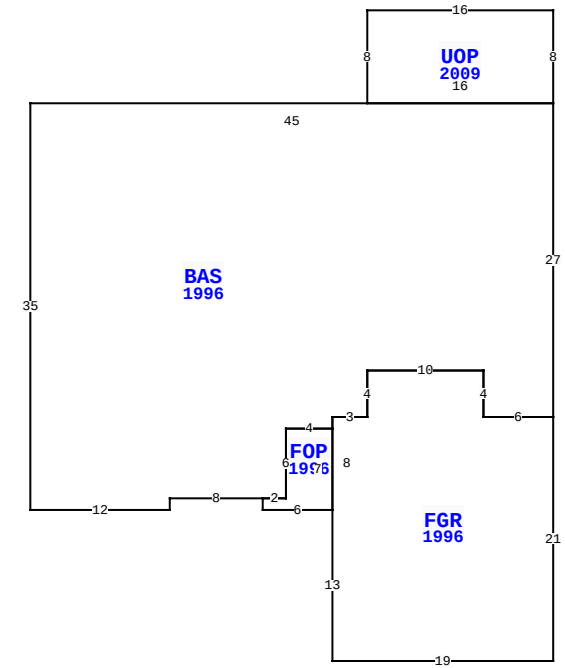
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1,345	192,162
FGR	439	55	241	34,432
FOP	30	30	9	1,286
UOP	128	20	26	3,715
TOTALS	1,942		1,621	231,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,621	131.3760	164.22	266,201	1996	1996	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2022 Heated Area: 1345 HX Base Yr 2022



2056 CASHEN WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		231,595
TOTAL MARKET OB/XF VALUE		6,686
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		363,281
SOH/AGL Deduction		39,198
ASSESSED VALUE		324,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,083
TOTAL JUST VALUE		363,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603015	NEW CONSTR	86,000	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1512	6/01/2021	WD	Q	I	01	350,000
GRANTOR: GIRARD ROBERT L & SUS						
GRANTEE: COTTON CHARLES & LA						
2154/1386	10/31/2017	SW	U	I	12	161,400
GRANTOR: REVERSE MORTGAGE SOLU						
GRANTEE: GIRARD ROBERT L & S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] N8 W16 S8 E16 $ BAS=[YR=1996] W45 S35 E12 N1 E8 FOP=[YR=1996] S1 E6 FGR=[YR=1996] S13 E19 N21 W6 N4 W10 S4 W3 S8 $ N7 W4 S6 W2 $ E2 N6 E4 N1 E3 N4 E10 S4 E6 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	1996	1996	3	72	3,003	
3	0810	CONCRETE A	0	100	0	0	74.00	SF	6.50	6.50	100	1996	1996	3	72	346	
4	1242	WD DECK A	0	100	22	13	286.00	SF	10.00	10.00	100	1997	1997	3	20	572	

LAND DESCRIPTION

TOTAL OB/XF 6,686

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	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