LOT 35
CASHEN WOOD SUB PB 5/221

BORDERS AMY & JACK JR
2020 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0035-0000

BUILDING CHARACTERISTICS

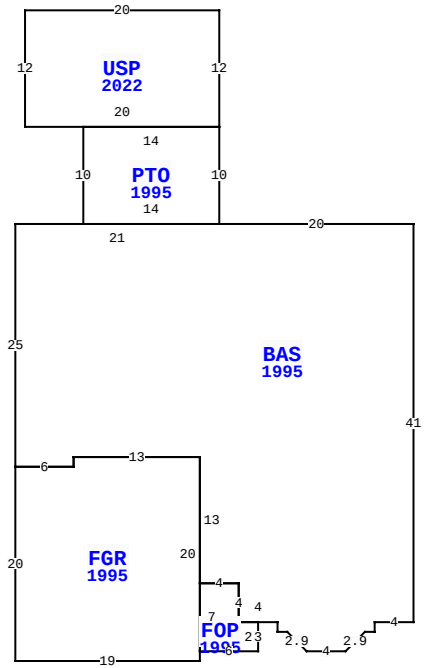
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,370	100	1,370	203,122
FGR	393	55	216	32,025
FOP	34	30	10	1,483
PTO	140	5	7	1,038
USP	240	30	72	10,675
TOTALS	2,177		1,675	248,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,675	126.3850	157.98	264,616	1995	2010	0	0	0	6.15	93.85

1 SNGL FAM – 0% - 0 Heated Area: 1370 HX Base Yr



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

2020 CASHEN WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	248,342
TOTAL MARKET OB/XF VALUE	18,893
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	392,235
SOH/AGL Deduction	78,225
ASSESSED VALUE	314,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,010
TOTAL JUST VALUE	392,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012106	SWIM POOL	50,000	08/08/2022
B9502143	NEW CONSTR	89,900	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1423	8/18/2020	WD	U	I	11	100
GRANTOR: WRIGHT AMY N/K/A AMY						
GRANTEE: BORDERS AMY & JACK						
2332/1823	1/16/2020	WD	Q	I	02	265,000
GRANTOR: H&H REAL ESTATE INVES						
GRANTEE: WRIGHT AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 PTO=[YR=1995] N10 USP=[YR=2022] N12 W20 S12 E20$ W14 S10 E14 $ W21 S25 FGR=[YR=1995] S20 E19 N1 FOP=[YR=1995] E6 N3 W2 N4 W4 S7 $ N20 W13 S1 W6 $ E6 N1 E13 S13 E4 S4 E4 S1 E1 D2 R2 E4 U2 R2 E1 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	731.00	SF	5.20	5.20	100	1995	1995	3	70	2,661	
3	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	1995	1995	3	70	177	
4	0866	POOL FIBER	0	0	16	8	128.00	SF	72.00	72.00	100	2022	2022	3	97	8,940	
5	0855	CONC PAVER	0	0	0	0	442.00	SF	10.00	10.00	100	2022	2022	3	100	4,420	

LAND DESCRIPTION

TOTAL OB/XF 18,893

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	0	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 04/04/2023 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS