

LOT 36 OR 575/1005
PROBATE FILE 96-90-CP
CASHEN WOOD SUB PB5/221

QUINN TAMMY B
2018 CASHENWOOD DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0036-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	1,839	100	1,839	234,622
FGR	663	55	365	46,567
FOP	30	30	9	1,148
UOP	688	20	138	17,606
TOTALS	3,220		2,351	299,943

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,351	118.3350	147.92	347,760	1992	1995	0	0	0 13.75	86.25
1 SNGL FAM - 100% - 1993 Heated Area: 1839 HX Base Yr 1993											
2018 CASHEN WOOD DR, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	03/18/2024
						INC DATE				AG DATE	MLU

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
1	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	1992	1992	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3
3	1242	WD DECK A	0	100	0	0	102.00	SF	10.00	10.00	100	1994	1994	3
4	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	1994	1994	3
5	1242	WD DECK A	0	100	41	16	656.00	SF	14.00	14.00	100	1995	1995	3
6	1242	WD DECK A	0	100	6	7	42.00	SF	10.00	10.00	100	1995	1995	3
7	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	1995	1995	3
TOTAL OB/XF 8,157														

LAND DESCRIPTION										TOTAL OB/XF										8,157									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000												