

LOT 51
IN OR 766 PG 1951
CASHEN WOOD SUB PB 5/221

LEYENDECKER RONALD N EST
2361 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0051-0000



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 60		
Interior Floo	13	LVT/LAMNT 40		
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	1,557	100	1,557	203,935
FEP	265	80	212	27,767
FGR	373	55	205	26,850
FOP	20	30	6	786
PTO	294	5	15	1,965
UOP	40	20	8	1,048
TOTALS	2,549		2,003	262,352

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,003	121.4906	151.86	304,176	1991	1995	0	0	0	13.75	86.25	
1 SNGL FAM - 0% - 0											Heated Area: 1557		HX Base Yr
The diagram illustrates a property lot with several distinct areas. The overall lot dimensions are 43 units by 23 units. The areas are defined by the following dimensions: BAS 1993: A large area on the left, measuring 43 units by 11 units. FEP 2014: A central area, measuring 16 units by 15 units. FGR 1993: A bottom-right area, measuring 11 units by 19 units. PTO 2014: A top-right area, measuring 17 units by 17 units. FOP 1993: A small area at the bottom, measuring 4 units by 2 units. Other dimensions shown include 15, 4, 6, 10, 17, 18, 7, 10, 2.9, 4, 2.9, 10, 4, 23, 10, 2, 5, 2, 7, 11, 5, 4, 2, 11, 2, 19, and 11.													
BLD DATE							LGL DATE		03/18/2024				
XF DATE							LAND DATE		MLU				