LOT 54 EX FRACT
IN OR 1138/1233
CASHEN WOOD SUB PB 5/221

SKINNER RICHARD A & DORIS E
2219 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0174-0054-0000**

## BUILDING CHARACTERISTICS

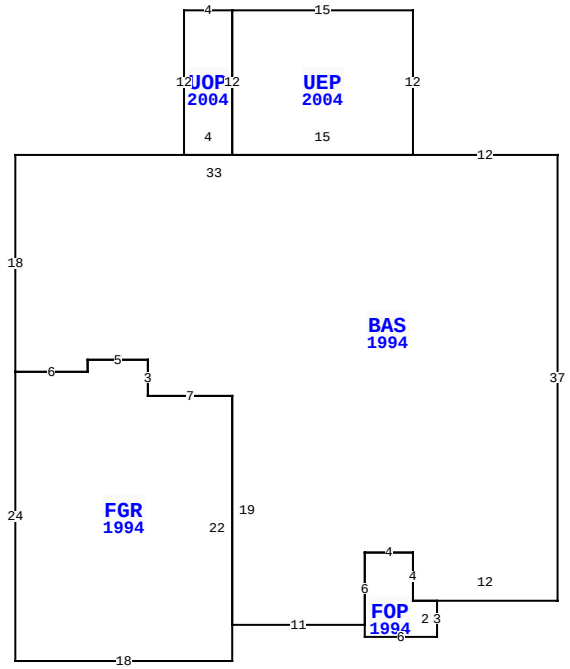
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| 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 | 1,338 | 100 | 1,338 | 183,177 |
| FGR | 423 | 55 | 233 | 31,898 |
| FOP | 34 | 30 | 10 | 1,369 |
| UEP | 180 | 60 | 108 | 14,786 |
| UOP | 48 | 20 | 10 | 1,369 |
| TOTALS | 2,023 | | 1,699 | 232,599 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,699 | 127.7650 | 159.71 | 271,347 | 1994 | 1994 | 0 | 0 | 0 | 14.28 | 85.72 |

1 SNGL FAM – 100% - 2004 Heated Area: 1338 HX Base Yr 2004




2219 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 | | 232,599 |
| TOTAL MARKET OB/XF VALUE | | 5,834 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 363,433 |
| SOH/AGL Deduction | | 220,704 |
| ASSESSED VALUE | | 142,729 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 92,729 |
| TOTAL JUST VALUE | | 363,433 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 328,259 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0312003 | ADDITION | 11,854 | 12/01/2003 |
| B93-0581 | NEW CONSTR | 92,900 | 10/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1138/1233 | 5/20/2003 | WD | Q | I | | 135,000 |
| GRANTOR: PUTNAM ALLEN A & MARI | | | | | | |
| GRANTEE: SKINNER RICHARD & D | | | | | | |
| 1000/2000 | 8/02/2001 | WD | U | I | 07 | 100 |
| GRANTOR: PUTNAM MARIE ROLAND & | | | | | | |
| GRANTEE: PUTNAM ALLEN & MARI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W12 UEP=[YR=2004] N12 W15 UOP=[YR=2004] W4 S12 E4 N12$ S12 E15 $ W33 S18 FGR=[YR=1994] S24 E18 N22 W7 N3 W5 S1 W6$ E6 N1 E5 S3 E7 S19 E11 FOP=[YR=1994] S1 E6 N3W2 N4 W4 S6$ N6 E4 S4 E12 N37$.

## 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 | 1994 | 1994 | 3 | 76 | 2,660 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 44 | 16 | 704.00 | SF | 5.20 | 5.20 | 100 | 1994 | 1994 | 3 | 68 | 2,489 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 18 | 3 | 54.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 68 | 239 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 31 | 446 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,834

| 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 | 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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS