

LOT 58
IN OR 1250/1831
CASHEN WOOD SUB PB 5/221

MCCRIMMON KELLEY
2025 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

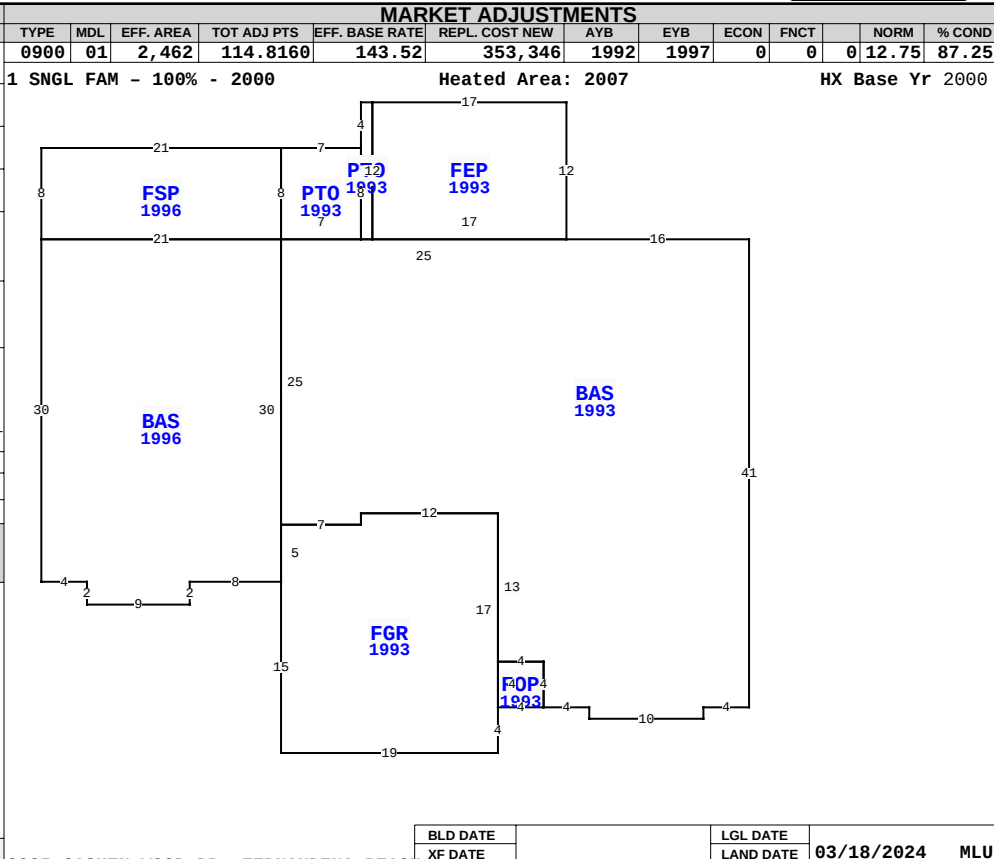
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1,359	170,176
BAS	648	100	648	81,143
FEP	204	80	163	20,411
FGR	392	55	216	27,048
FOP	16	30	5	626
FSP	168	40	67	8,390
PTO	12	5	1	126
PTO	56	5	3	376

TOTALS	2,855		2,462	308,294
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



2025 CASHEN WOOD DR, FERNANDINA BEACH											
TOTAL OB/XF 4,996											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
308,294											
TOTAL MARKET OB/XF VALUE											
4,996											
TOTAL LAND VALUE - MARKET											
125,000											
TOTAL MARKET VALUE											
438,290											
SOH/AGL Deduction											
271,634											
ASSESSED VALUE											
166,656											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
116,656											
TOTAL JUST VALUE											
438,290											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
399,693											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952296	REMODEL	400	12/01/1995
B9502334	ADDITION	22,360	11/01/1995
8759	ADDITION	4,385	03/16/1993
6449	NEW CONSTR	64,995	10/14/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1250/1831	8/05/2004	QC	U	I	01	100			
GRANTOR:MCCRIMMON JAMES WAYNE									
GRANTEE:MCCRIMMON KELLEY									
0878/1160	4/13/1999	WD	Q	I		116,000			
GRANTOR:GRIFFIN FELICIA O N/K									
GRANTEE:MCCRIMMON KELLEY J									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FEP=[YR=1993] N12 W17 PTO=[YR=1993] W1 S4											
PTO=[YR=1993] W7 FSP=[YR=1996] W21 S8 BAS=[YR=1996] S30 E4 S2											
E9 N2 E8 FGR=[YR=1993] S15 E19 N4 FOP=[YR=1993] E4 N4 W4 S4 \$											
N17 W12 S1 W7 S5 \$ N30 W21 \$ E21 N8 \$ S8 E7 N8 \$ S8 E1 N12 \$											
S12 E17 \$ W25 S25 E7 N1 E12 S13 E4 S4 E4 S1 E10 N1 E4 N41 \$.											