LOT 60
IN OR 1724/1105
CASHEN WOOD SUB PB 5/221

HELPHREY GAYLE E
2021 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034-8627

2024

00-00-30-0174-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

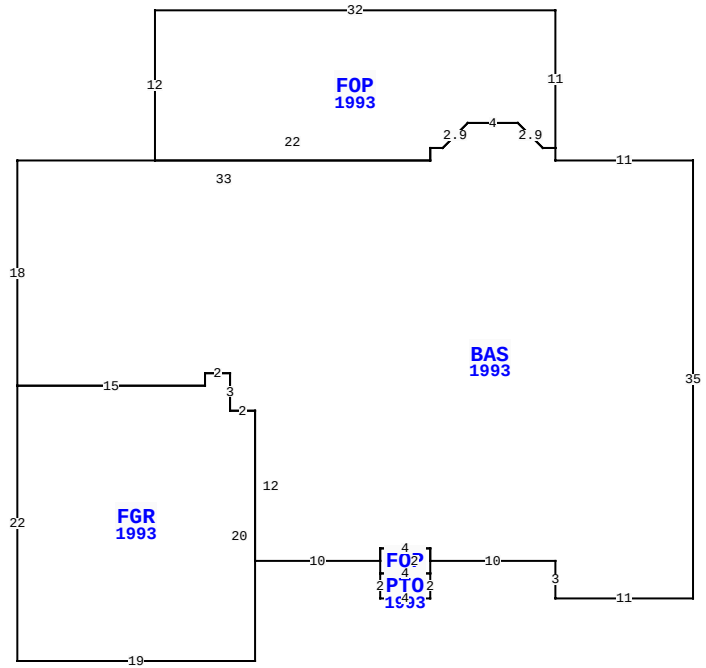
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	1,515	223,141
FGR	416	55	229	33,729
FOP	8	30	2	295
FOP	362	30	109	16,055
PTO	8	5	0	0
TOTALS	2,309		1,855	273,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,855	138.6210	173.28	321,434	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2012 Heated Area: 1515 HX Base Yr 2012



2021 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		273,219
TOTAL MARKET OB/XF VALUE		19,250
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		417,469
SOH/AGL Deduction		246,684
ASSESSED VALUE		170,785
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		115,785
TOTAL JUST VALUE		417,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8138	NEW CONSTR	70,420	06/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1724/1105	1/28/2011	WD	U	I	11	131,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HELPHREY GAYLE E						
1699/1022	9/03/2010	QC	U	I	11	100
GRANTOR: J P MORGAN CHASE BANK						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N1 FOP=[YR=1993] N11 W32 S12 E22 N1 E1 U2 R2 E4 R2 D2 E1$ W1 U2 L2 W4 L2 D2 W1 S1 W33 S18 FGR=[YR=1993] S22 E19 N20W2 N3 W2 S1 W15 $ E15 N1 E2 S3E2 S12 E10 FOP=[YR=1993] S1 PTO=[YR=1993] S2 E4 N2 W4 $ E4 N2 W4 S1 $ N1E4 S1 E10 S3 E11 N35 $.

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	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	1992	1992	3	64	2,639	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2005	2005	3	40	6,800	
4	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25	7.25	100	2005	2005	3	86	2,344	
5	0911	SCRN RM A	0	100	32	16	512.00	SF	17.50	17.50	100	2005	2005	3	24	2,150	
6	0940	SHEDS/PORT	0	100	16	16	256.00	SF	19.50	19.50	100	2005	2005	3	24	1,198	
7	0810	CONCRETE A	0	100	0	0	286.00	SF	6.50	6.50	100	2005	2005	3	86	1,599	

LAND DESCRIPTION

TOTAL OB/XF 19,250

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		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 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS