

LOT 22
IN OR 980/916
CASHEN WOOD SUB PB 5/221

VOIT RONALD J JR & NANCY S
2466 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0022-0000



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	13	LVT/LAMNT 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		

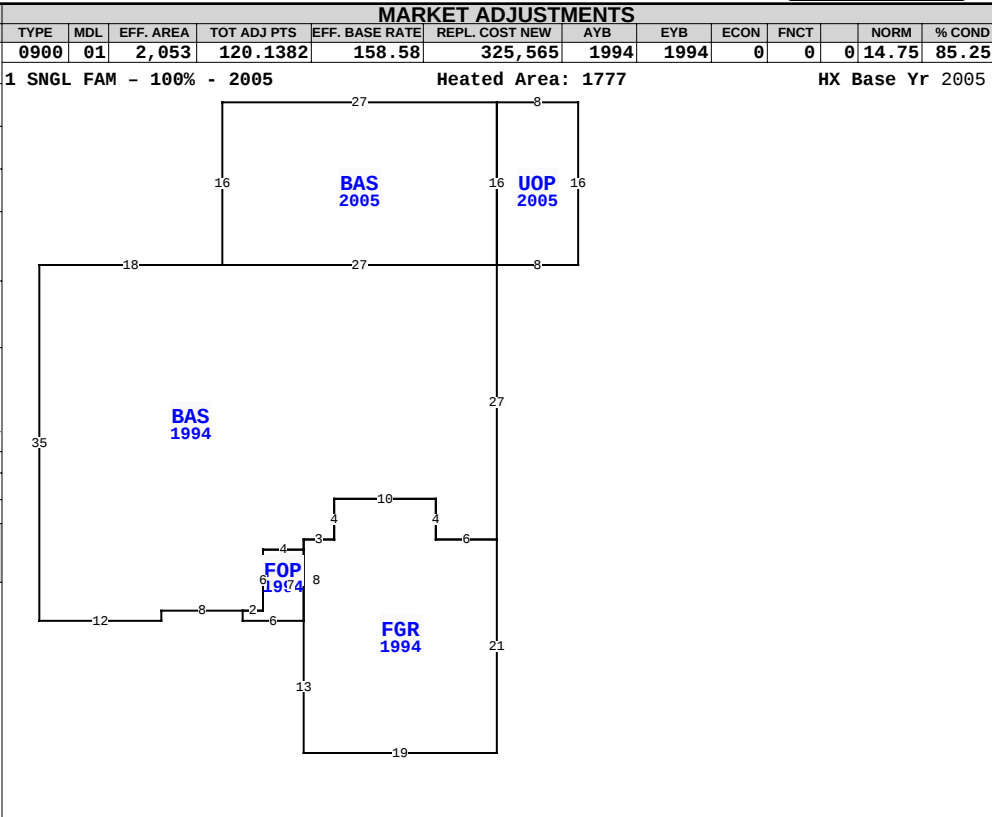
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1994	1,345	181,830
BAS	432	100	2005	432	58,402
FGR	439	55	1994	241	32,581
FOP	30	30	1994	9	1,217
UOP	128	20	2005	26	3,515

TOTALS	2,374			2,053	277,544
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	43	17	731.00	SF	5.20
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	04/03/2024	BY	KBA
-------------	------------	----	-----



2466 CASHEN WOOD DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	43	17	731.00	SF	5.20	5.20	100	1994	1994	3	66	2,509	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	1994	1994	3	66	326	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

TOTAL OB/XF										5,425							
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000

Total Acres: 0.00	Total Land Value: 140,000	Market: 0	Agricultural: 0	Common: 140,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										8							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										277,544							
TOTAL MARKET OB/XF VALUE										5,425							
TOTAL LAND VALUE - MARKET										140,000							
TOTAL MARKET VALUE										422,969							
SOH/AGL Deduction										261,673							
ASSESSED VALUE										161,296							
TOTAL EXEMPTION VALUE										50,722							
BASE TAXABLE VALUE										110,574							
TOTAL JUST VALUE										422,969							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										398,030							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509856	H/AC	400	06/01/2005
E0515111	ELEC OTHER	800	06/01/2005
R07242	REPAIR/RRF	800	02/01/2005
B00729	NEW CONSTR	84,300	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0980/0916	4/10/2001	WD	Q	I	06	76,500	
GRANTOR: SCHUSTER NANCY JO & B							
GRANTEE: VOIT RONALD J JR &							
0711/0065	8/11/1994	WD	Q	I		83,900	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: SCHUSTER NANCY JO &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UOP=[YR=2005] W8 BAS=[YR=2005] W27 S16 BAS=[YR=1994] W18 S35 E12 N1 E8 FOP=[YR=1994] S1 E6 FGR=[YR=1994] S13 E19 N21 W6 N4 W10 S4 W3 S8\$ N7 W4 S6 W2\$ E2 N6 E4 N1 E3 N4 E10 S4 E6 N27 W27\$ E27 N16\$ S16 E8 N16\$.									