LOT 24
IN OR 1245/585
CASHEN WOOD SUB PB 5/221

REED RANDALL W
9513 HAVENWAY DR
ARGYLE, TX 76226

2025

00-00-30-0174-0024-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
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

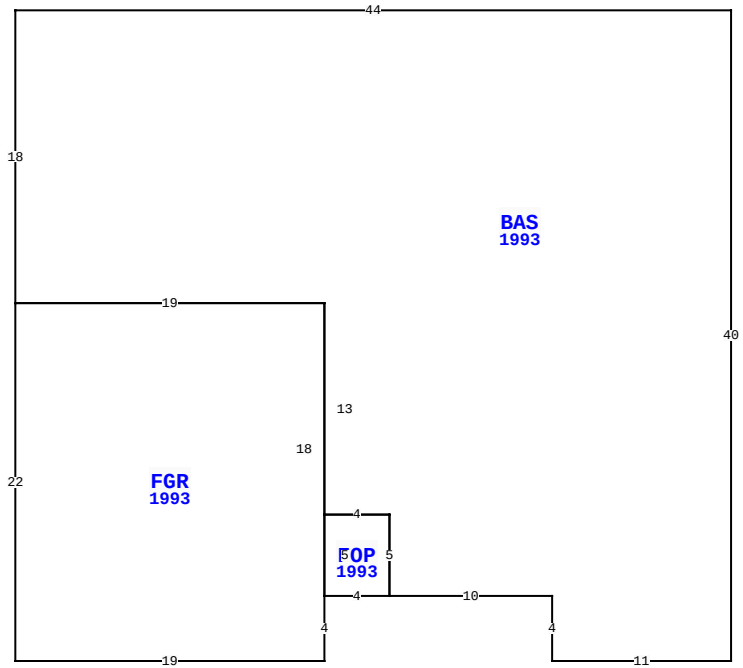
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1993	1,266	185,403
FGR	418	55	1993	230	33,683
FOP	20	30	1993	6	879
TOTALS	1,704			1,502	219,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,502	130.9068	172.80	259,546	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 0 Heated Area: 1266 HX Base Yr



2418 CASHEN WOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	219,965
TOTAL MARKET OB/XF VALUE	6,502
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	366,467
SOH/AGL Deduction	82,292
ASSESSED VALUE	284,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,175
TOTAL JUST VALUE	366,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7647	NEW CONSTR	60,200	10/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/0585	7/14/2004	WD	Q	I		160,000
GRANTOR: WAAS WILLIAM THEODORE						
GRANTEE: REED RANDALL W						
0768/0224	8/12/1996	WD	Q	I		84,000
GRANTOR: CAIN ALAN W						
GRANTEE: WAAS WILLIAM THEODO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S18 FGR=[YR=1993] S22 E19 N4 FOP=[YR=1993] E4 N5 W4 S5 $ N18 W19 $ E19 S13 E4 S5 E10 S4 E11 N40 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	1242	WD DECK A	0	0	0	0	730.00	SF	10.00	10.00	100	1992	1992	3	20	1,460	
3	0811	CONCRETE B	0	0	0	0	804.00	SF	5.20	5.20	100	1992	1992	3	62	2,592	

LAND DESCRIPTION

TOTAL OB/XF 6,502

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	000116	C	RES MARSH	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS