



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	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

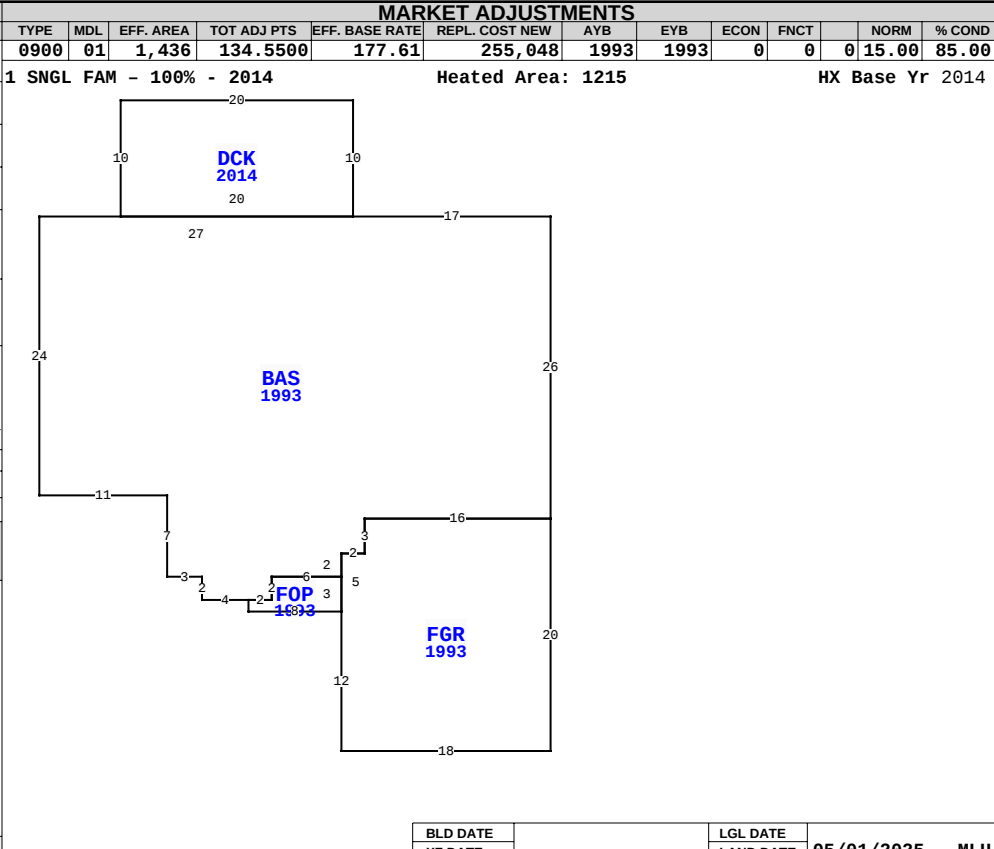
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,215	100	1993	1,215	183,427
DCK	200	10	2014	20	3,019
FGR	354	55	1993	195	29,439
FOP	20	30	1993	6	906
TOTALS	1,789			1,436	216,791

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0100	16	4	64.00	SF	7.00	7.00	100	2011
2	0855	CONC PAVER	0100	47	16	752.00	SF	7.00	7.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100	0003	RSF-2	0.00	0.00	1.00	LT	



2330 CASHEN WOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/01/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
3,777											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		216,791	
TOTAL MARKET OB/XF VALUE		3,777	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		360,568	
SOH/AGL Deduction		223,150	
ASSESSED VALUE		137,418	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		86,696	
TOTAL JUST VALUE		360,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00233	NEW CONSTR	61,575	05/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2446/1073	3/25/2021	WD	U	I	11
GRANTOR: VAN DELINDER THOMAS H					
GRANTEE: VAN DELINDER FAMILY					
1892/0614	11/26/2013	QC	U	I	11
GRANTOR: VANDEL LLC					
GRANTEE: VAN DELINDER THOMAS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 DCK=[YR=2014] N10 W20 S10 E20SW27 S24 E11 S7 E3 S2 E4 FOP=[YR=1993] S1 E8 FGR=[YR=1993] S12 E18 N20 W16 S3 W2 S5\$ N3 W6 S2 W2\$E2 N2 E6 N2 E2 N3 E16 N26\$.											