

LOT 28
IN OR 2197/1095
CASHEN WOOD SUB PB 5/221

MCKENNEY FRANK D & BONITA K
2228 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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	1,263	100
	1993	1,263
FGR	401	55
	1993	221
FOP	118	30
	1993	35
FOP	120	30
	2009	36
PTO	51	5
	1993	3
		437
TOTALS	1,953	1,558
		226,958

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,558	131.3760	173.42	270,188	1992	1992	0	0	0	16.00	84.00
1 SNGL FAM - 100% - 2019 Heated Area: 1263 HX Base Yr 2019												
2228 CASHEN WOOD DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2025 MLU												

EXTRA FEATURES							2228 CASHEN WOOD DR, FERNANDINA BEACH					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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20	5.20	100	1992	1992	3	62	2,631	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2009	2009	3	35	700	