LOT 32
CASHEN WOOD SUB PB 5/221

RIDGEWAY MAGAN MARIE
2026 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

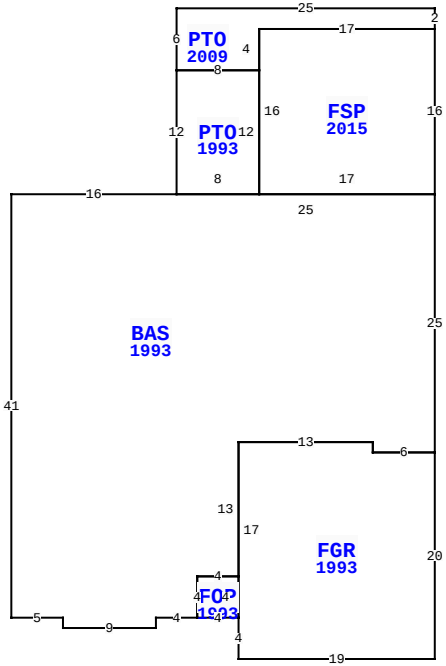
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,357	100	1993	1,357	218,867
FGR	393	55	1993	216	34,838
FOP	16	30	1993	5	807
FSP	272	40	2015	109	17,581
PTO	96	5	1993	5	807
PTO	82	5	2009	4	645
TOTALS	2,216			1,696	273,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,696	143.7500	189.75	321,816	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1357 HX Base Yr



2026 CASHEN WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	273,544
TOTAL MARKET OB/XF VALUE	2,752
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	416,296
SOH/AGL Deduction	95,805
ASSESSED VALUE	320,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,491
TOTAL JUST VALUE	416,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529842	SCRNROOM	3,089	01/01/2015
7809	NEW CONSTR	5,000	11/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1290	3/24/2025	WD	U	I	37	325,000
GRANTOR: WHEELER STEPHEN						
GRANTEE: RIDGEWAY MAGAN MARI						
2081/0591	10/27/2016	WD	Q	I	01	170,000
GRANTOR: HANRAHAN ROBERT J & M						
GRANTEE: WHEELER STEPHEN						

BUILDING NOTES

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	0	0	0	785.00	SF	5.20	5.20	100	1992	1992	3	62	2,531	
2	1242	WD DECK A	0	0	0	0	49.00	SF	10.00	10.00	100	2011	2011	3	45	221	

BUILDING DIMENSIONS

PTO=[YR=2009] W25 S6 PTO=[YR=1993] S12 BAS=[YR=1993] W16 S41 E5 S1 E9 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N20 W6 N1 W13 S17$ N4 W4 S4$ N4 E4 N13 E13 S1 E6 N25 FSP=[YR=2015] N16 W17 S16 E17$ W25$ E8 N12 W8$ E8 N4 E17 N2$.

LAND DESCRIPTION

TOTAL OB/XF 2,752

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