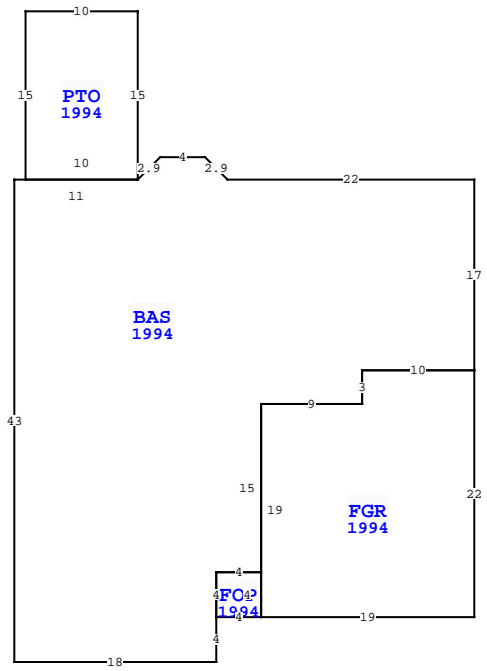


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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
BAS	1,276	100	1994
FGR	391	55	1994
FOP	16	30	1994
PTO	150	5	1994
TOTALS	1,833		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,504	146.6250	193.54	291,084	1994	1994	0	0	14.50	85.50
1 SNGL FAM - 100% - 2021										Heated Area: 1276	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			248,877
TOTAL MARKET OB/XF VALUE			6,149
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			395,026
SOH/AGL Deduction			157,695
ASSESSED VALUE			237,331
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			186,609
TOTAL JUST VALUE			395,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23740	REMODEL	1,800	06/01/2010
B9400955	NEW CONSTR	88,700	04/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0299	9/15/2020	WD Q	Q	I	02	272,000
GRANTOR: WILSON CHRISTINE & LI						
GRANTEE: PENDLETON SYLVIA AN						
1745/0732	6/22/2011	QC U	I	11		100
GRANTOR: MARSHALL JANET M						
GRANTEE: WILSON CHRISTINE &						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	AG DATE	MLU														
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590																		
2	0811	CONCRETE B	0	100	53	16	SF	5.20	5.20	100	1994	1994	3	66	2,910																		
3	0810	CONCRETE A	0	100	5	4	SF	6.50	6.50	100	1994	1994	3	66	86																		
4	0752	USP	0	100	10	15	SF	15.00	15.00	100	1998	1998	3	25	563																		
TOTALS															1,504	248,877																	

2042 CASHEN WOOD DR, FERNANDINA BEACH

BUILDING NOTES									
BLD DATE: 05/01/2025 MLU									

BUILDING DIMENSIONS									
BAS=[YR=1994] W22 U2 L2 W4 D2 L2 PTO=[YR=1994] N15 W10 S15 E10 \$ W11 S43 E18 N4 FOP=[YR=1994] E4 FGR=[YR=1994] E19 N22 W10 S3 W9 S19 \$ N4 W4 S4 \$ N4 E4 N15 E9 N3 E10 N17 \$ .									

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							