

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	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	1,370	100	1995	1,370	195,805
FGR	393	55	1995	216	30,871
FOP	34	30	1995	10	1,429
PTO	140	5	1995	7	1,001
USP	240	30	2022	72	10,291
TOTALS	2,177			1,675	239,396

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,675	126.3850	166.83	279,440	1995	1995	0	0	14.33	85.67
1 SNGL FAM - 0% - 0 Heated Area: 1370 HX Base Yr											

EXTRA FEATURES																
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	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	0	0	731.00	SF	5.20	5.20	100	1995	1995	3	68	2,585	
3	0810	CONCRETE A	0	0	0	39.00	SF	6.50	6.50	100	1995	1995	3	68	172	
4	0866	POOL FIBER	0	0	16	128.00	SF	72.00	72.00	100	2022	2022	3	93	8,571	
5	0855	CONC PAVER	0	0	0	442.00	SF	10.00	10.00	100	2022	2022	3	99	4,376	
TOTALS												18,364				

LAND DESCRIPTION																								
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	000100	C	RES	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							

TOTAL OB/XF											
2020 CASHEN WOOD DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		239,396	
TOTAL MARKET OB/XF VALUE		18,364	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		397,760	
SOH/AGL Deduction		52,349	
ASSESSED VALUE		345,411	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,411	
TOTAL JUST VALUE		397,760	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012106	SWIM POOL	50,000	08/08/2022
B9502143	NEW CONSTR	89,900	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1423	8/18/2020	WD	U	I	11	100
GRANTOR: WRIGHT AMY N/K/A AMY						
GRANTEE: BORDERS AMY & JACK						
2332/1823	1/16/2020	WD	Q	I	02	265,000
GRANTOR: H&H REAL ESTATE INVES						
GRANTEE: WRIGHT AMY						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1995] W20 PTO=[YR=1995] N10 USP=[YR=2022] N12 W20 S12 E20\$ W14 S10 E14 \$ W21 S25 FGR=[YR=1995] S20 E19 N1 FOP=[YR=1995] E6 N3 W2 N4 W4 S7 \$ N20 W13 S1 W6 \$ E6 N1 E13 S13 E4 S4 E4 S1 E1 D2 R2 E4 U2 R2 E1 N1 E4 N41 \$.	