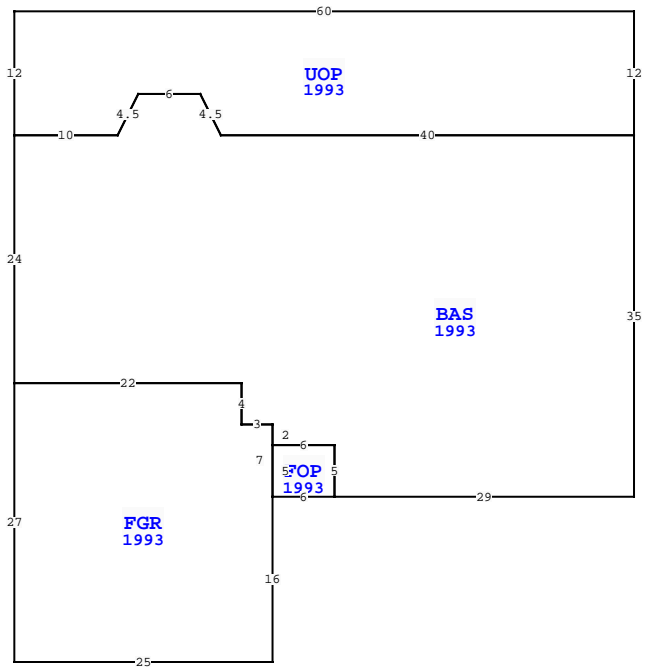


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	1,839	100	1993
FGR	663	55	1993
FOP	30	30	1993
UOP	688	20	1993
TOTALS	3,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,351	118.3350	156.20	367,226	1992	1992	0	0	15.25	84.75
1 SNGL FAM - 100% - 1993										Heated Area: 1839	HX Base Yr 1993



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		311,224	
TOTAL MARKET OB/XF VALUE		7,980	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		459,204	
SOH/AGL Deduction		288,575	
ASSESSED VALUE		170,629	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		114,907	
TOTAL JUST VALUE		459,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951923	ADDITION	300	06/01/1995
B9401070	ADDITION	10,200	06/01/1994
7752	NEW CONSTR	79,455	01/06/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0575/1005	7/31/1989	WD Q	Q	V		27,000

GRANTOR: THE HOMESITE CO
 GRANTEE: QUINN FRANCIS J

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
1	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	1992	1992	3	62	2,817	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	1242	WD DECK A	0	100	0	0	102.00	SF	10.00	10.00	100	1994	1994	3	20	204	
4	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	1994	1994	3	66	528	
5	1242	WD DECK A	0	100	41	16	656.00	SF	14.00	14.00	100	1995	1995	3	20	1,837	
6	1242	WD DECK A	0	100	6	7	42.00	SF	10.00	10.00	100	1995	1995	3	20	84	
7	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	
TOTALS															3,220	2,351	311,224

BUILDING NOTES			
2018 CASHEN WOOD DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
UOP=[YR=1993] W60 S12 BAS=[YR=1993] S24 FGR=[YR=1993] S27 E25 N16 FOP=[YR=1993] E6 N5 W6 S5 \$ N7 W3 N4 W22 \$ E22 S4 E3 S2 E6 S5 E29 N35 W40 U4 L2 W6 D4 L2 W10 \$ E10 U4 R2 E6 D4 R2 E40 N12 \$.			

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							