

LOT 37
IN OR 2172/1425
CASHEN WOOD SUB PB 5/221

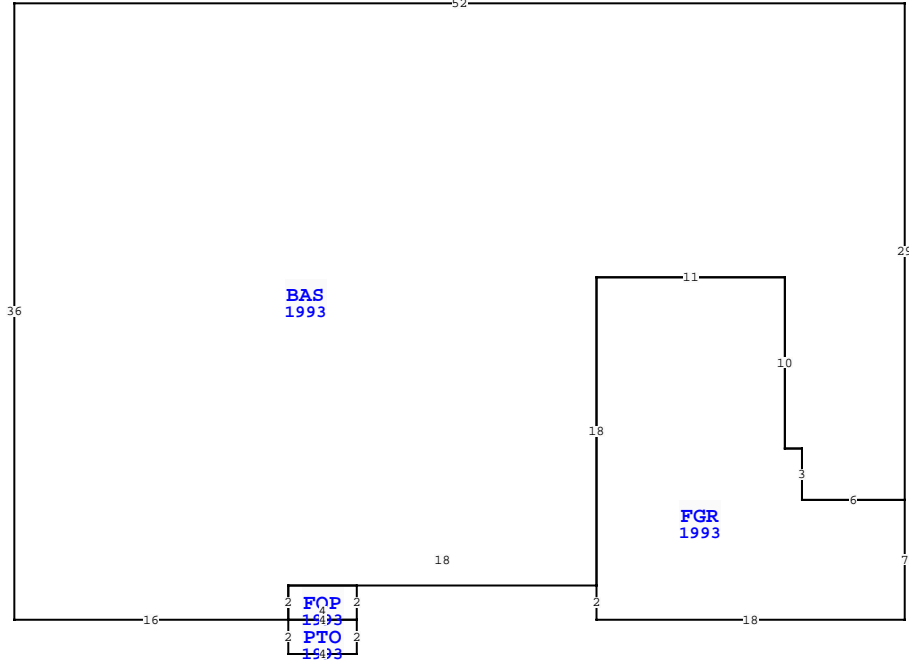
LAMBRIGHT ALICE D L/E/
2016 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0037-0000

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 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
BAS	1,564	100	1993
FGR	272	55	1993
FOP	8	30	1993
PTO	8	5	1993
TOTALS	1,852		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2003								
Heated Area: 1564						HX Base Yr 2003					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			235,527
TOTAL MARKET OB/XF VALUE			13,815
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			389,342
SOH/AGL Deduction			233,040
ASSESSED VALUE			156,302
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			100,580
TOTAL JUST VALUE			389,342
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313304	ROOF	6,700	01/01/2013
B9906099	XFOB	7,524	05/01/1999
B9905672	SWIM POOL	26,000	01/01/1999
7342	NEW CONSTR	62,620	06/24/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1425	1/24/2018	WD	U	I	11	100
GRANTOR: LAMBRIGHT FRANK G & A						
GRANTEE: LAMBRIGHT FRANK G J						
1095/1040	11/19/2002	WD	Q	I		148,000
GRANTOR: LOZOTT MICHAEL C & BA						
GRANTEE: LAMBRIGHT FRANK G &						

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	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	729.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,256	
3	0861	POOL GUNIT	0	100	0	203.00	SF	85.00	85.00	100	1999	1999	3	21	3,624	
4	0845	KOOL DECK	0	100	0	528.00	SF	7.25	7.25	100	1999	1999	3	75	2,871	
5	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
6	0910	SCRN RM L	0	100	36	828.00	SF	15.00	15.00	100	1999	1999	3	20	2,484	
TOTALS															13,815	

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							