

LOT 50
IN OR 675 PG 1174
CASHEN WOOD SUB PB 5/221

DEPETRIS CHARLES JOSEPH II
2365 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0050-0000



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 Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
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	1,282	100	1993
FGR	420	55	1993
FOP	25	30	1993
PTO	154	5	1993
TOTALS	1,881		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,529	132.7836	175.27	267,988	1993	1993		0	0	15.00
1 SNGL FAM - 100% - 1994 Heated Area: 1282 HX Base Yr 1994											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	48	16		5.20	5.20	100	1993
2	0810	CONCRETE A	0	100	21	3		6.50	6.50	100	1993
TOTAL OB/XF 2,818											

LAND DESCRIPTION		TOTAL OB/XF 2,818																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			227,790
TOTAL MARKET OB/XF VALUE			2,818
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			370,608
SOH/AGL Deduction			255,344
ASSESSED VALUE			115,264
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			59,542
TOTAL JUST VALUE			370,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632508	REP WINDOWS	5,688	06/01/2016
6480	NEW CONSTR	68,665	11/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0675/1174	2/18/1993	WD	Q	I		75,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BLIGHTON & DEPETRIS						
0616/0615	1/08/1991	WD	U	V	09	568,800
GRANTOR: THE HOMESITE COMPANY						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W17 PTO=[YR=1993] N7 W22 S7 E22\$ W32S10 L2 D2 S4 R2 D2 S3 FGR=[YR=1993] S20 E19 N10 E3 FOP=[YR=1993] E5 N5 W5 S5\$ N8 W1 N2 W3 N2 W6 S2 W12\$ E12 N2 E6 S2 E3 S2 E1 S3 E5 S5 E22 N12 E1 N6 W1 N13\$.	