



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	100	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	60	
Interior Floor	13		LVT/LAMMT	40	
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	1,557	100	1993	1,557	210,993
FEP	265	80	2014	212	28,728
FGR	373	55	1993	205	27,780
FOP	20	30	1993	6	813
PTO	294	5	2014	15	2,033
UOP	40	20	2014	8	1,084
TOTALS	2,549			2,003	271,432

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,003	121.4906	160.37	321,221	1991	1991	0	0	15.50	84.50

1 SNGL FAM - 0% - 0 Heated Area: 1557 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			271,432
TOTAL MARKET OB/XF VALUE			4,877
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			416,309
SOH/AGL Deduction			86,625
ASSESSED VALUE			329,684
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			329,684
TOTAL JUST VALUE			416,309
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24220	REPAIR/RRF	1,102	12/01/2010
7338	NEW CONSTR	68,000	06/21/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/1922	3/17/2025	CT	U	I	18	260,100

GRANTOR: CLERK OF COURT  
GRANTEE: CAG NATIONAL FUND I  
0766/1951 7/31/1996 WD Q I 93,900  
GRANTOR: KEMP WILLIAM D JR & B  
GRANTEE: LEYENDECKER RONALD

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	0811	CONCRETE B	0	0	0	807.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,497	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

2361 CASHEN WOOD DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2014] W18 S7 FEP=[YR=2014] W17 UOP=[YR=2014] W4 S10 BAS=[YR=1993] W15 S43 E11 N2 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S5E19N21 W10 S2 W5 S1 W2 S2 W2 S11\$N4 W5 S4\$ N4 E5 N7 E2 N2 E2 N1E5 N2 E10 N23 W4 U2 L2 W4 D2 L2 W1 S5 W1S1 W15 N6 W4\$ E4 N10\$ S16 E15 N1E1 N5 E1 N10\$ S10 U2 R2 E4 D2 R2 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	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	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							