

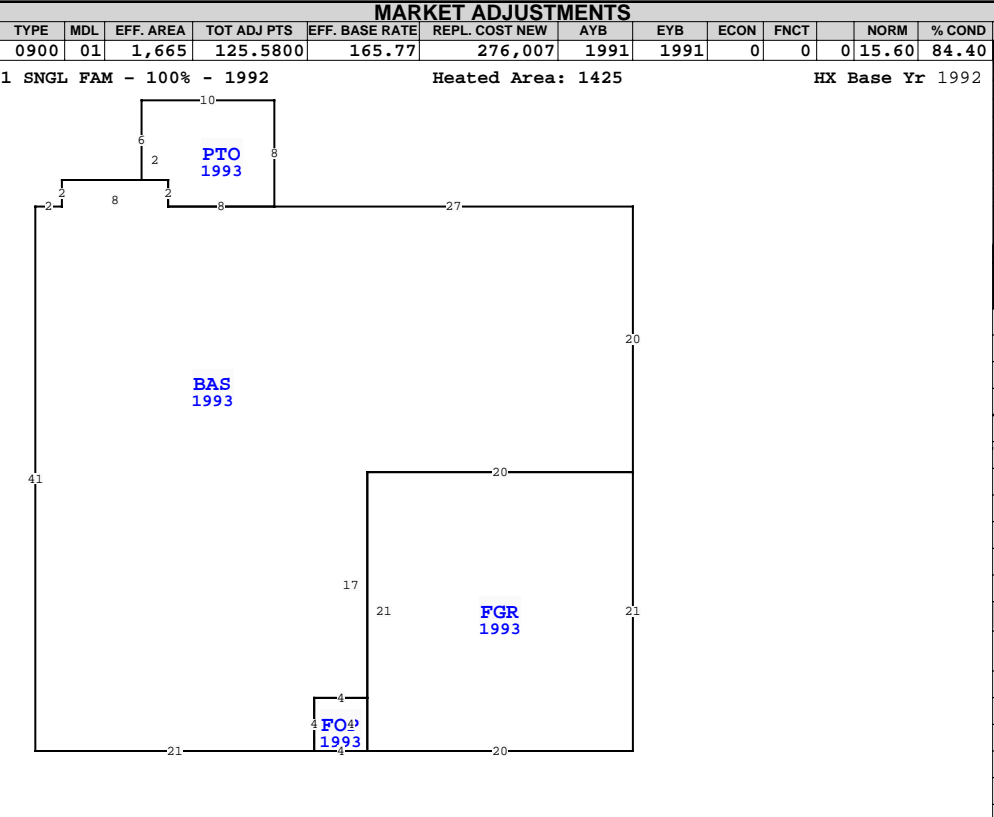
LOT 57  
IN OR 2169/360  
CASHEN WOOD SUB PB 5/221

CANON ROBERT E/CANON PAMELA JOHNSON  
PO BOX 15076  
FERNANDINA BEACH, FL 32035

**2025**

00-00-30-0174-0057-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
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
BAS	1,425	100
FGR	420	55
FOP	16	30
PTO	76	5
TOTALS	1,937	

2121 CASHEN WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			232,950
TOTAL MARKET OB/XF VALUE			4,756
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			377,706
SOH/AGL Deduction			254,370
ASSESSED VALUE			123,336
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			72,614
TOTAL JUST VALUE			377,706
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23484	REMODEL	975	04/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/0360	1/09/2018	QC	U	I	11	100
GRANTOR: CANON ROBERT E						
GRANTEE: CANON ROBERT & PAME						
0637/0583	9/26/1991	WD	Q	I		73,400
GRANTOR: ATLANTIC BLDRS						
GRANTEE: ROBERT E CANON						

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	100	0	0		768.00	SF	5.20	100	1991	1991	3	59.5	2,376
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00				3	68	2,380
<b>TOTAL OB/XF</b>															4,756	

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W27 PTO=[YR=1993] N8 W10 S6 E2 S2 E8\$ W8 N2 W8 S2 W2 S41 E21 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N21 W20 S21\$ N4 W4 S4\$ N4 E4 N17 E20 N20\$.

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	000100	C	RES	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							