

LOT 58
IN OR 1250/1831
CASHEN WOOD SUB PB 5/221

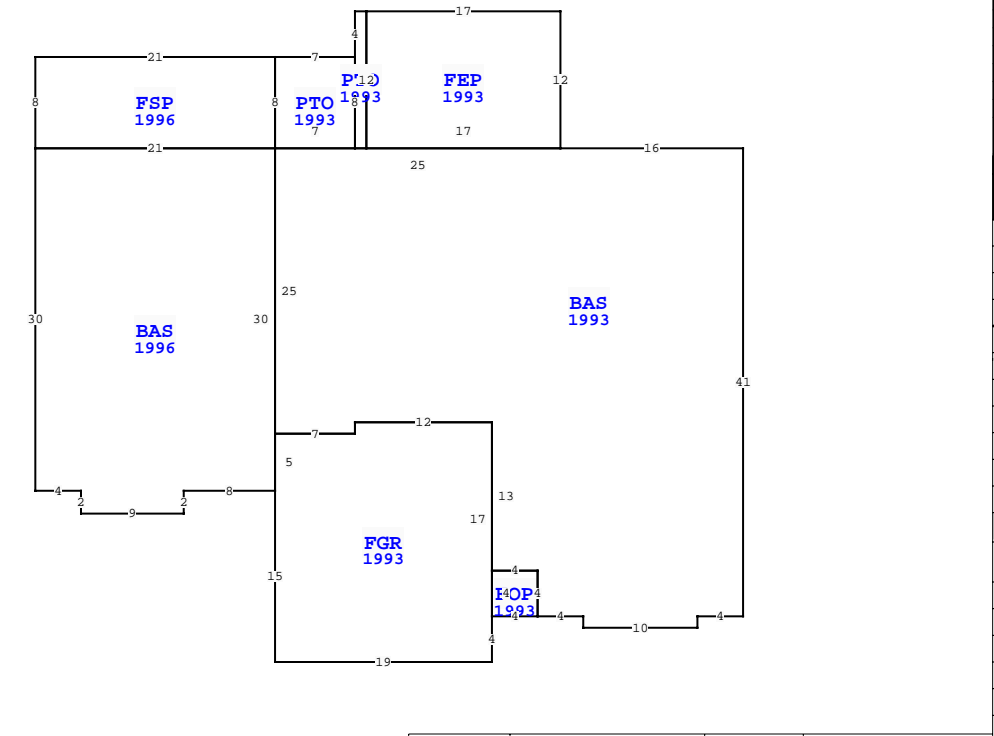
MCCRIMMON KELLEY
2025 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0058-0000

BUILDING CHARACTERISTICS	
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 Floor	07 CORK/VTILE 30
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,462	114.8160	151.56	373,141	1992	1992	0	0	15.25	84.75



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	1,359	100	1993	1,359	174,560
BAS	648	100	1996	648	83,234
FEP	204	80	1993	163	20,937
FGR	392	55	1993	216	27,745
FOP	16	30	1993	5	642
FSP	168	40	1996	67	8,606
PTO	12	5	1993	1	129
PTO	56	5	1993	3	386
TOTALS	2,855			2,462	316,237

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8				Tax Dist:
BUILDING MARKET VALUE				316,237
TOTAL MARKET OB/XF VALUE				4,849
TOTAL LAND VALUE - MARKET				140,000
TOTAL MARKET VALUE				461,086
SOH/AGL Deduction				289,597
ASSESSED VALUE				171,489
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				120,767
TOTAL JUST VALUE				461,086
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				438,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952296	REMODEL	400	12/01/1995
B9502334	ADDITION	22,360	11/01/1995
8759	ADDITION	4,385	03/16/1993
6449	NEW CONSTR	64,995	10/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/1831	8/05/2004	QC	Q	I	01	100

GRANTOR: MCCRIMMON JAMES WAYNE
GRANTEE: MCCRIMMON KELLEY
0878/1160 4/13/1999 WD Q I 116,000
GRANTOR: GRIFFIN FELICIA O N/K
GRANTEE: MCCRIMMON KELLEY J

BUILDING NOTES	
<p>BUILDING DIMENSIONS BAS=[YR=1993] W16 FEP=[YR=1993] N12 W17 PTO=[YR=1993] W1 S4 PTO=[YR=1993] W7 FSP=[YR=1996] W21 S8 BAS=[YR=1996] S30 E4 S2 E9 N2 E8 FGR=[YR=1993] S15 E19 N4 FOP=[YR=1993] E4 N4 W4 S4 \$ N17 W12 S1 W7 S5 \$ N30 W21 \$ E21 N8 \$ S8 E7 N8 \$ S8 E1 N12 \$ S12 E17 \$ W25 S25 E7 N1 E12 S13 E4 S4 E4 S1 E10 N1 E4 N41 \$.</p>	

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	100	0	744.00	SF	5.20	5.20	100	1992	1992	3	62	2,399	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

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	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							