LOT 59
IN OR 706/70
CASHEN WOOD SUB PB 5/221

DIGENTI PATRICIA H
2047 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0059-0000

BUILDING CHARACTERISTICS

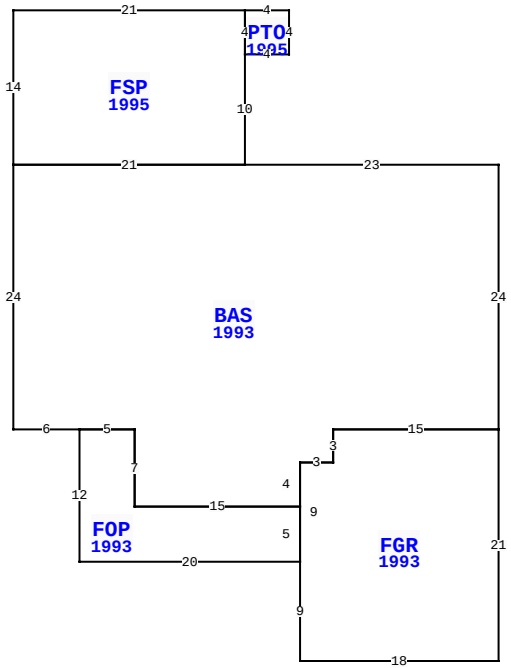
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	186,565
FGR	369	55	1993	203	32,369
FOP	135	30	1993	40	6,378
FSP	294	40	1995	118	18,816
PTO	16	5	1995	1	160
TOTALS	1,984			1,532	244,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,532	143.8098	189.83	290,820	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1995 Heated Area: 1170 HX Base Yr 1995



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

2047 CASHEN WOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		244,289
TOTAL MARKET OB/XF VALUE		2,729
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		387,018
SOH/AGL Deduction		268,766
ASSESSED VALUE		118,252
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		62,530
TOTAL JUST VALUE		387,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501818	ADDITION	4,480	04/01/1995
6489	NEW CONSTR	56,480	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/0070	6/02/1994	WD	Q	I		73,000
GRANTOR: BERGESON PHILIP W & L						
GRANTEE: DIGENTI DAVID & PAT						
0622/1033	3/28/1991	WD	Q	I		64,900
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BERGESON PHILIP & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FSP=[YR=1995] N10 PTO=[YR=1995] E4 N4 W4 S4 $ N4 W21 S14 E21 $ W21 S24 E6 FOP=[YR=1993] S12 E20 FGR=[YR=1993] S9 E18 N21 W15 S3 W3 S9 $ N5 W15 N7 W5 $ E5 S7 E15 N4 E3 N3 E15 N24 $.

EXTRA FEATURES

LN	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	883.00	SF	5.20	5.20	100	1990	1990	3	57	2,617	
2	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1997	1997	3	72	112	

LAND DESCRIPTION

TOTAL OB/XF 2,729

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS