

LOT 61
IN OR 1606/81
CASHEN WOOD SUB PB 5/221

BAUGHN WILLIAM J
2019 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

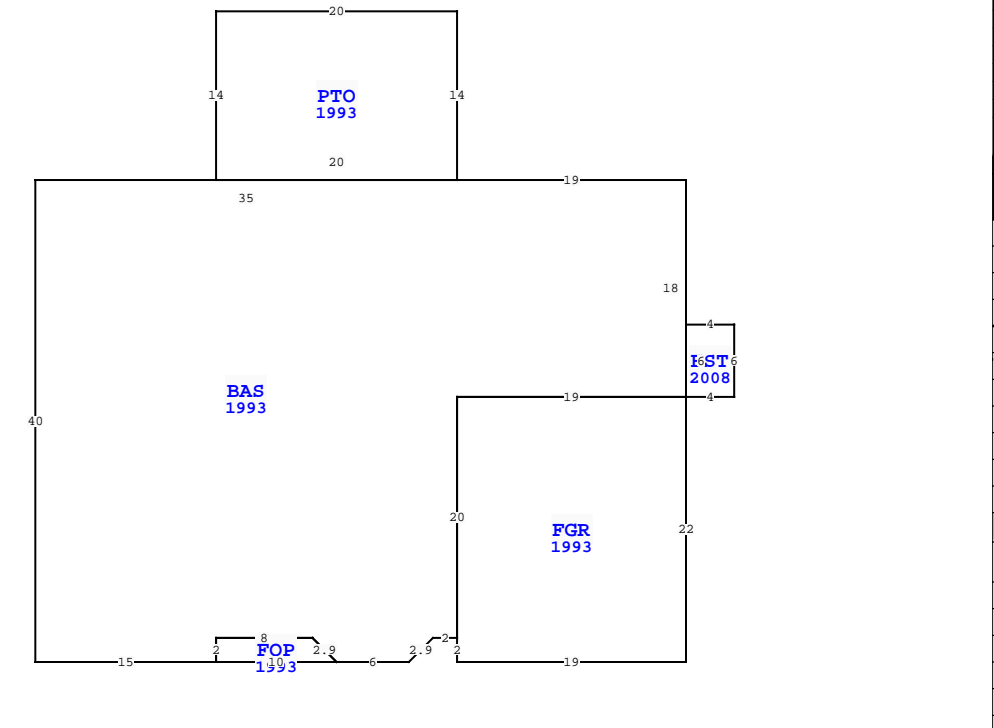
2025

00-00-30-0174-0061-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,980	126.7875	167.36	331,373	1989	1989	0	0	16.45	83.55

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		276,862	
TOTAL MARKET OB/XF VALUE		44,551	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		461,413	
SOH/AGL Deduction		264,669	
ASSESSED VALUE		196,744	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		146,022	
TOTAL JUST VALUE		461,413	
NCON VALUE		35,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,559	



QUALITY	CD	QUALITY LEVEL			
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	1,718	100	1993	1,718	240,226
FGR	418	55	1993	230	32,161
FOP	18	30	1993	5	699
FST	24	55	2008	13	1,818
PTO	280	5	1993	14	1,958
TOTALS	2,458			1,980	276,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240000713	POOL 16X24	70,000	01/22/2024
5664	NEW CONSTR	73,630	04/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1606/0081	1/14/2009	WD	Q	I	01	215,000
GRANTOR: DANIELSON WARREN K &						
GRANTEE: BAUGHN WILLIAM J						
0744/1976	11/28/1995	WD	Q	I		97,500
GRANTOR: YOKOM DAVID P & TONIA						
GRANTEE: DANIELSON WARREN K						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	1,183.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,579	
3	0476	VF 6 SBPL	0	100	0	110.00	LF	32.00	32.00	100	2022	2022	3	98	3,450	
4	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	
5	0861	POOL GUNIT	0	100	24	384.00	SF	85.00	85.00	100	2025	2024		100	32,640	
6	0855	CONC PAVER	0	100	0	276.00	SF	10.00	10.00	100	2025	2024		100	2,760	

TOTAL OB/XF												44,551												
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
05/01/2025 MLU	

BUILDING DIMENSIONS	
BAS=[YR=1993] W19 PTO=[YR=1993] N14 W20 S14 E20 \$ W35 S40 E15	
FOP=[YR=1993] E10 U2 L2 W8 S2 \$ N2 E8 D2 R2 E6 U2 R2 E2	
FGR=[YR=1993] S2 E19 N22 W19 S20 \$ N20 E19 FST=[YR=2008] E4	
N6 W4 S6\$ N18\$.	