LOT 22
IN OR 980/916
CASHEN WOOD SUB PB 5/221

VOIT RONALD J JR & NANCY S
2466 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0022-0000

BUILDING CHARACTERISTICS

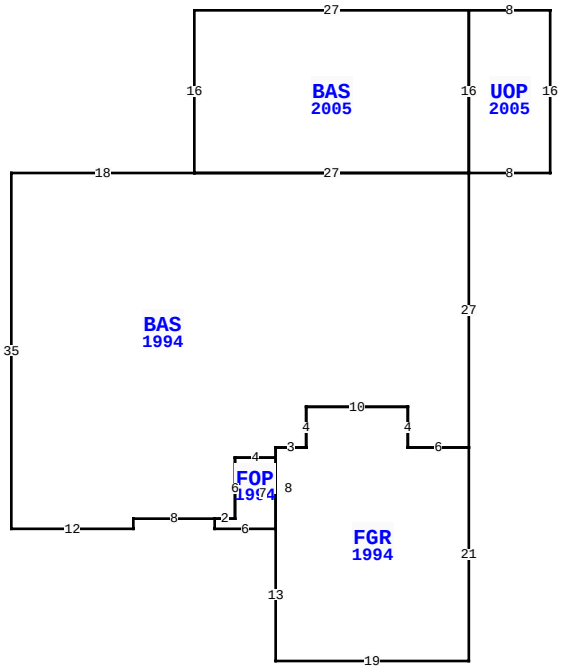
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,345	100	1994	1,345	174,311
BAS	432	100	2005	432	55,987
FGR	439	55	1994	241	31,233
FOP	30	30	1994	9	1,166
UOP	128	20	2005	26	3,369
TOTALS	2,374			2,053	266,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,053	109.6914	152.47	313,021	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2005 Heated Area: 1777 HX Base Yr 2005



2466 CASHEN WOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		266,068
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		388,588
SOH/AGL Deduction		222,937
ASSESSED VALUE		165,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,240
TOTAL JUST VALUE		388,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509856	H/AC	400	06/01/2005
E0515111	ELEC OTHER	800	06/01/2005
R07242	REPAIR/RRF	800	02/01/2005
B00729	NEW CONSTR	84,300	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/0916	4/10/2001	WD	Q	I	06	76,500
GRANTOR: SCHUSTER NANCY JO & B						
GRANTEE: VOIT RONALD J JR &						
0711/0065	8/11/1994	WD	Q	I		83,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SCHUSTER NANCY JO &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W8 BAS=[YR=2005] W27 S16 BAS=[YR=1994] W18 S35 E12 N1 E8 FOP=[YR=1994] S1 E6 FGR=[YR=1994] S13 E19 N21 W6 N4 W10 S4 W3 S8$ N7 W4 S6 W2$ E2 N6 E4 N1 E3 N4 E10 S4 E6 N27 W27$ E27 N16$ S16 E8 N16$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS