LOT 25
IN OR 760 PG 499
CASHEN WOOD SUB PB 5/221

WHITE HAROLD E JR
2364 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0025-0000

BUILDING CHARACTERISTICS

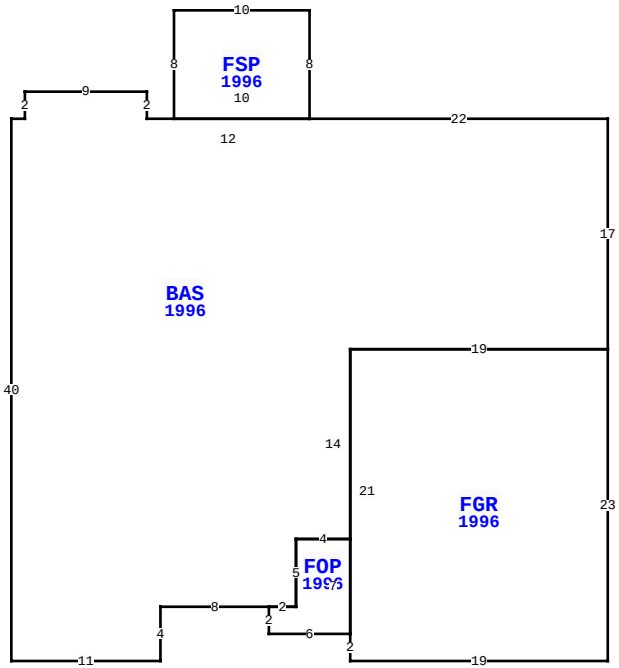
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,265	100	1996	1,265	176,021
FGR	437	55	1996	240	33,395
FOP	32	30	1996	10	1,392
FSP	80	40	1996	32	4,453
TOTALS	1,814			1,547	215,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,547	116.7390	162.27	251,032	1996	1996	0	0	0	14.25	85.75

1 SNGL FAM 100% - 1997 Heated Area: 1265 HX Base Yr 1997



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

2364 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		215,260
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		337,920
SOH/AGL Deduction		207,452
ASSESSED VALUE		130,468
TOTAL EXEMPTION VALUE	HX HB VX VP	100,845
BASE TAXABLE VALUE		29,623
TOTAL JUST VALUE		337,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501602	NEW CONSTR	86,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0760/0499	5/20/1996	WD	Q	I		91,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WHITE HAROLD E JR						
0616/0615	1/08/1991	WD	U	V	09	568,800
GRANTOR: THE HOMESITE COMPANY						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 FSP=[YR=1996] N8 W10 S8 E10$ W12 N2 W9 S2 W1 S40 E11 N4 E8 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S2 E19 N23 W19 S21$ N7 W4 S5 W2$ E2 N5E4 N14 E19 N17$.

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	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	000116	C	RES MARSH	100	0003	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS