

AUTRY GARY C SR & NANETTE S
PO BOX 1025
FERNANDINA BEACH, FL 32035-1025

00-00-30-0174-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall										0900										8									
Roof Structure										01										1,802									
Roof Cover										03										112.3500									
Interior Wall										05										156.17									
Interior Floor										03										281,418									
Interior Floor										14										1995									
Air Condition										08										0									
Heating Type										04										0									
Bedrooms										3										14.75									
Bathrooms										2										85.25									
Frame										02										%									
Stories										1.										%									
Units										0										%									
Occupancy										00										%									
Quality										04										%									
DOR CODE										0100										%									
MAP NUM										02										%									
NEIGHBORHOOD/LOC										2012.00										%									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,557										207,291									
FGR										416										30,488									
FOP										44										1,731									
PTO										64										400									
TOTALS										2,081										1,802									
EXTRA FEATURES										2352 CASHEN WOOD DR, FERNANDINA BEACH										04/24/2026									
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																													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
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																													