LOT 30
CASHEN WOOD SUB PB 5/221

SLOVER PRISCILLA/STURGES WALTER E
2134 CASHENWOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0030-0000

NASSAU COUNTY PROPERTY

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

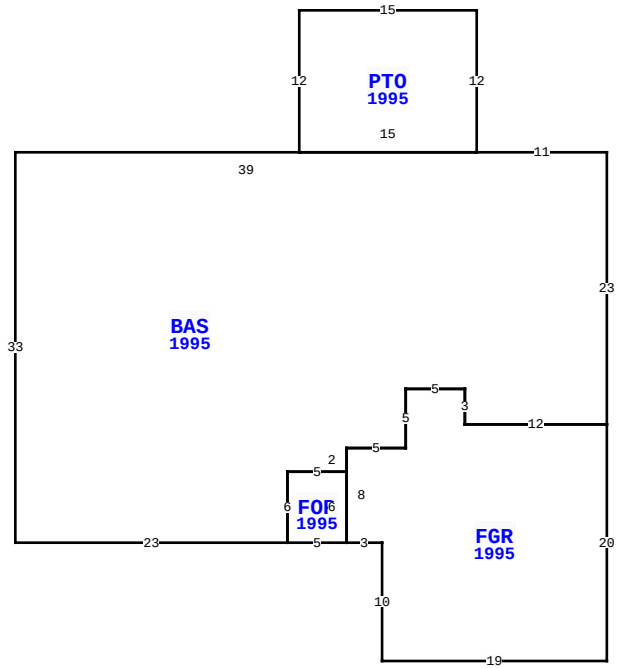
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	1995	1,395	192,978
FGR	415	55	1995	228	31,541
FOP	30	30	1995	9	1,245
PTO	180	5	1995	9	1,245
TOTALS	2,020			1,641	227,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,641	116.7390	162.27	266,285	1995	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2018 Heated Area: 1395 HX Base Yr 2018



2134 CASHEN WOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,008
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		347,008
SOH/AGL Deduction		161,159
ASSESSED VALUE		185,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,438
TOTAL JUST VALUE		347,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501650	NEW CONSTR	95,500	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/1652	8/04/2021	QC	U	I	11	100
GRANTOR: SOLVER PRISCILLA S &						
GRANTEE: SLOVER PRISCILLA S						
2167/0035	12/29/2017	WD	U	I	11	100
GRANTOR: SLOVER PRISCILLA S &						
GRANTEE: SLOVER PRISCILLA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W11 PTO=[YR=1995] N12 W15 S12 E15 $ W39 S33 E23
FOP=[YR=1995] E5 FGR=[YR=1995] E3 S10 E19 N20 W12 N3 W5 S5
W5 S8 $ N6 W5 S6 $ N6 E5 N2 E5 N5 E5 S3 E12 N23 $.

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

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	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