LOT 31
CASHEN WOOD SUB PB 5/221

THEM THAT TRUST/DAVIS DANNIE D TRUSTEE
23165 HORSEMANS RANCH RD
RAPID CITY, SD 57702

2026

00-00-30-0174-0031-0000

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

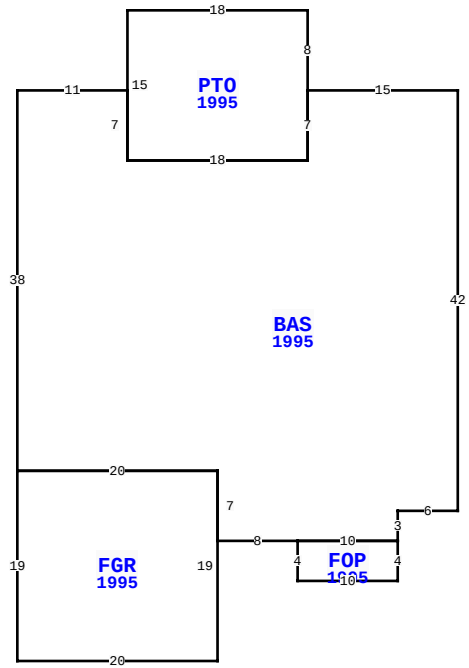
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1995	1,696	219,204
FGR	380	55	1995	209	27,012
FOP	40	30	1995	12	1,551
PTO	270	5	1995	14	1,810
TOTALS	2,386			1,931	249,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,931	109.0740	151.61	292,759	1995	1995	0	0	0	14.75	85.25

1 SNGL FAM 0% - 0 Heated Area: 1696 HX Base Yr



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

2122 CASHEN WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	249,577
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	369,577
SOH/AGL Deduction	20,313
ASSESSED VALUE	349,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,264
TOTAL JUST VALUE	369,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401344	NEW CONSTR	96,200	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2379/1556	7/24/2020	WD	U	I	11	100
GRANTOR: THE SPOKEN WORD INC						
GRANTEE: THEM THAT TRUST						
1792/0389	4/17/2012	WD	U	I	17	128,000
GRANTOR: SHERLOCK REGINA C						
GRANTEE: THE SPOKEN WORD INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 PTO=[YR=1995] N8 W18 S15 E18 N7 $ S7 W18 N7 W11 S38 FGR=[YR=1995] S19 E20 N19 W20 $ E20 S7 E8 FOP=[YR=1995] S4 E10 N4 W10 $ E10 N3 E6 N42 $.

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	0	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