LOT 33
CASHEN WOOD SUB PB 5/221

COTTON CHARLES & LAURA
2056 CASHEN WOOD DR
FERNANDINA BEACH, FL 32035

2026

00-00-30-0174-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

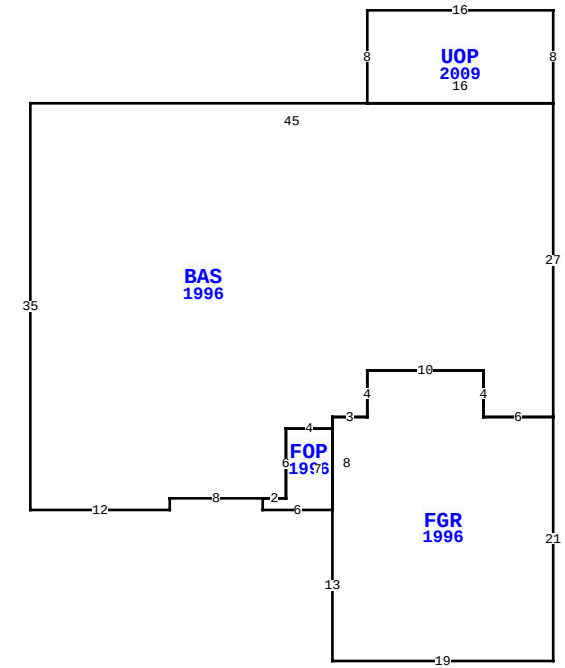
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1996	1,345	192,857
FGR	439	55	1996	241	34,557
FOP	30	30	1996	9	1,291
UOP	128	20	2009	26	3,728
TOTALS	1,942			1,621	232,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,621	119.9520	166.73	270,269	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2022 Heated Area: 1345 HX Base Yr 2022



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

2056 CASHEN WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		232,431
TOTAL MARKET OB/XF VALUE		3,232
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		355,663
SOH/AGL Deduction		13,178
ASSESSED VALUE		342,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,074
TOTAL JUST VALUE		355,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001172	SUN ROOM 348	115,068	02/03/2026
B9603015	NEW CONSTR	86,000	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/1512	6/01/2021	WD	Q	I	01	350,000
GRANTOR: GIRARD ROBERT L & SUS						
GRANTEE: COTTON CHARLES & LA						
2154/1386	10/31/2017	SW	U	I	12	161,400
GRANTOR: REVERSE MORTGAGE SOLU						
GRANTEE: GIRARD ROBERT L & S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] N8 W16 S8 E16 $ BAS=[YR=1996] W45 S35 E12 N1 E8 FOP=[YR=1996] S1 E6 FGR=[YR=1996] S13 E19 N21 W6 N4 W10 S4 W3 S8 $ N7 W4 S6 W2 $ E2 N6 E4 N1 E3 N4 E10 S4 E6 N27 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
4	1242	WD DECK A	0	100	22	13	286.00	SF	10.00	10.00	100	1997	1997	3	20	572	

LAND DESCRIPTION

TOTAL OB/XF 3,232

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 06/03/2026 BY HS Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS