



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 70	0900	01	1,675	115.3950	160.40	268,670	1995	1995	0	0	0	14.83	85.17	VALUATION BY		STANDARD																						
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM 100% - 2026														Tax Group: 8		Tax Dist:																					
Roof Structur	03	GABLE/HIP 100	Heated Area: 1370														BUILDING MARKET VALUE		228,826																					
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2026														TOTAL MARKET OB/XF VALUE		42,590																					
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		120,000																					
Interior Floo	14	CARPET 80															TOTAL MARKET VALUE		391,416																					
Interior Floo	08	SHT VINYL 20															SOH/AGL Deduction		0																					
Air Condition	03	CENTRAL 100															ASSESSED VALUE		391,416																					
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		51,411																					
Bedrooms	3	100															BASE TAXABLE VALUE		340,005																					
Bathrooms	2	100															TOTAL JUST VALUE		391,416																					
Frame	02	WOOD FRAME 100															NCON VALUE		0																					
Stories	1.	1. 100															INCOME VALUE																							
Units	0	100															PREVIOUS YEAR MKT VALUE		397,760																					
Occupancy	00	NONE 100																																						
Quality	04	Quality Level 04																																						
DOR CODE	0100	SINGLE FAMILY																																						
MAP NUM		MKT AREA																																						
NEIGHBORHOOD/LOC			2012.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,370	100	1995	1,370	187,159																																			
FGR	393	55	1995	216	29,508																																			
FOP	34	30	1995	10	1,366																																			
PTO	140	5	1995	7	956																																			
USP	240	30	2022	72	9,836																																			
TOTALS	2,177			1,675	228,826																																			
EXTRA FEATURES						2020 CASHEN WOOD DR, FERNANDINA BEACH												BLD DATE		LGL DATE		04/24/2026				MLU														
																		XF DATE		LAND DATE																				
																		INC DATE		AG DATE																				
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																							
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590																								
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2022	2022	03	100	40,000																								
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