LOT 36 OR 575/1005
PROBATE FILE 96-90-CP
CASHEN WOOD SUB PB5/221

QUINN TAMMY B
2018 CASHENWOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0036-0000

BUILDING CHARACTERISTICS

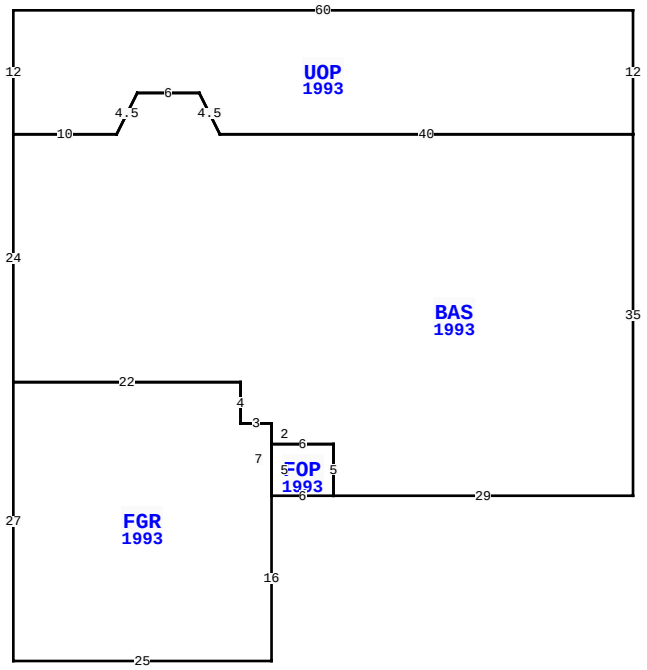
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,839	100	1993	1,839	233,373
FGR	663	55	1993	365	46,320
FOP	30	30	1993	9	1,142
UOP	688	20	1993	138	17,513
TOTALS	3,220			2,351	298,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,351	108.0450	150.18	353,073	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1993 Heated Area: 1839 HX Base Yr 1993



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

2018 CASHEN WOOD DR, FERNANDINA BEACH

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
3	1242	WD DECK A	0	100	0	0	102.00	SF	10.00	10.00	100	1994	1994	3	20	204	
5	1242	WD DECK A	0	100	41	16	656.00	SF	14.00	14.00	100	1995	1995	3	20	1,837	
6	1242	WD DECK A	0	100	6	7	42.00	SF	10.00	10.00	100	1995	1995	3	20	84	
7	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,347
TOTAL MARKET OB/XF VALUE		4,565
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		422,912
SOH/AGL Deduction		247,676
ASSESSED VALUE		175,236
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		118,825
TOTAL JUST VALUE		422,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951923	ADDITION	300	06/01/1995
B9401070	ADDITION	10,200	06/01/1994
7752	NEW CONSTR	79,455	01/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0575/1005	7/31/1989	WD	Q	V		27,000

GRANTOR: THE HOMESITE CO
GRANTEE: QUINN FRANCIS J

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W60 S12 BAS=[YR=1993] S24 FGR=[YR=1993] S27 E25 N16 FOP=[YR=1993] E6 N5 W6 S5 $ N7 W3 N4 W22 $ E22 S4 E3 S2 E6 S5 E29 N35 W40 U4 L2 W6 D4 L2 W10 $ E10 U4 R2 E6 D4 R2 E40 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 4,565

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		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