LOT 37
IN OR 2172/1425
CASHEN WOOD SUB PB 5/221

LAMBRIGHT ALICE D L/E/
2016 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0037-0000

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

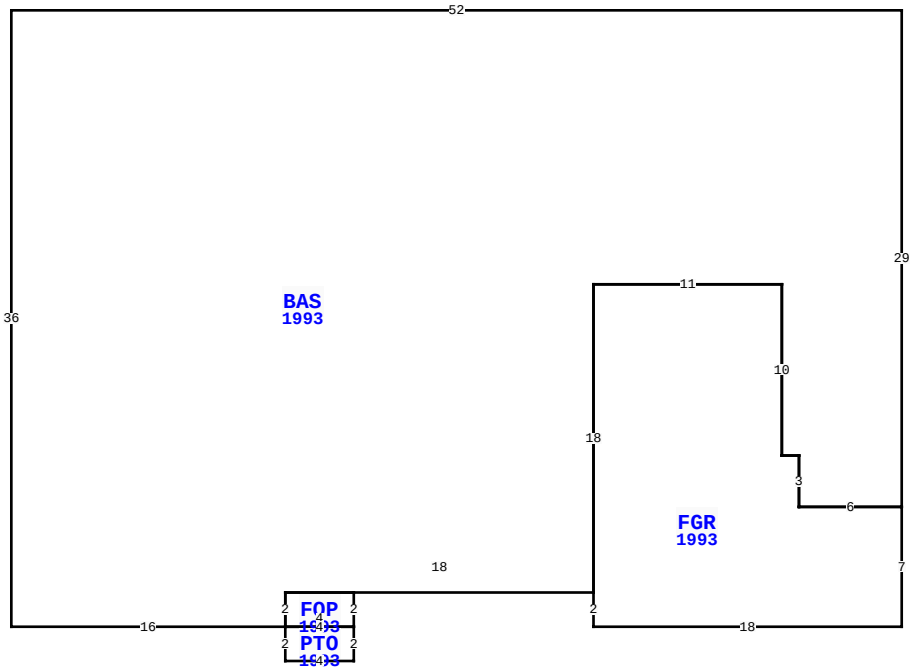
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	205,781
FGR	272	55	1993	150	19,736
FOP	8	30	1993	2	263
PTO	8	5	1993	0	0
TOTALS	1,852			1,716	225,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,716	112.3500	156.17	267,988	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2003 Heated Area: 1564 HX Base Yr 2003



2016 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		225,780
TOTAL MARKET OB/XF VALUE		55,794
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		401,574
SOH/AGL Deduction		241,052
ASSESSED VALUE		160,522
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		104,111
TOTAL JUST VALUE		401,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313304	ROOF	6,700	01/01/2013
B9906099	XFOB	7,524	05/01/1999
B9905672	SWIM POOL	26,000	01/01/1999
7342	NEW CONSTR	62,620	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1425	1/24/2018	WD	U	I	11	100
GRANTOR: LAMBRIGHT FRANK G & A						
GRANTEE: LAMBRIGHT FRANK G J						
1095/1040	11/19/2002	WD	Q	I		148,000
GRANTOR: LOZOTT MICHAEL C & BA						
GRANTEE: LAMBRIGHT FRANK G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S36 E16 PTO=[YR=1993] S2 E4 N2
FOP=[YR=1993] N2 W4 S2 E4 $ W4 $ N2 E18 FGR=[YR=1993] S2
E18 N7 W6 N3 W1 N10 W11 S18 $ N18 E11 S10 E1 S3 E6 N29 $.

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	1991	1991	3	66	2,310	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1999	1999	05	85	51,000	
6	0910	SCRN RM L	0	100	36	23	828.00	SF	15.00	15.00	100	1999	1999	3	20	2,484	

LAND DESCRIPTION

TOTAL OB/XF 55,794

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 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