LOT 51
CASHEN WOOD SUB PB 5/221

BORDERS JACK/BORDERS AMY
2020 CASHENWOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0051-0000

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 60
Interior Floo	13	LVT/LAMNT 40
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

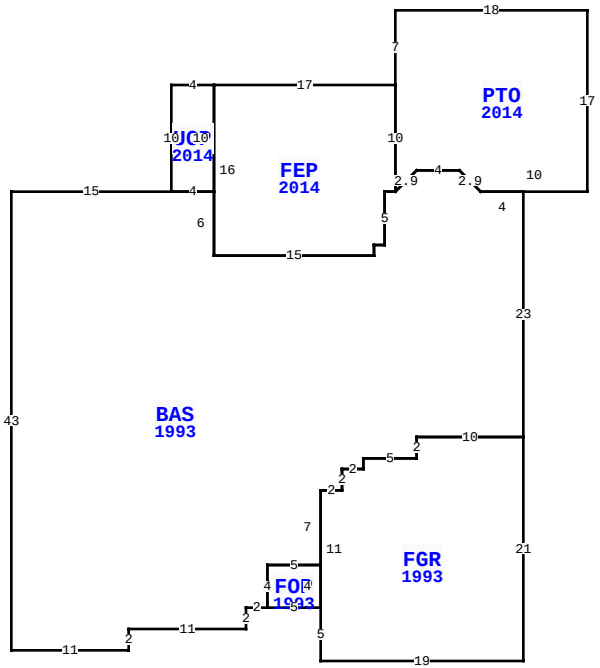
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1993	1,557	202,262
FEP	265	80	2014	212	27,540
FGR	373	55	1993	205	26,631
FOP	20	30	1993	6	779
PTO	294	5	2014	15	1,949
UOP	40	20	2014	8	1,040
TOTALS	2,549			2,003	260,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,003	110.9262	154.19	308,843	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 0% - 2026 Heated Area: 1557 HX Base Yr



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

2361 CASHEN WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	260,200
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	382,510
SOH/AGL Deduction	0
ASSESSED VALUE	382,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,510
TOTAL JUST VALUE	382,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24220	REPAIR/RRF	1,102	12/01/2010
7338	NEW CONSTR	68,000	06/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/557	3/03/2026	SW	Q	I	01	430,000
GRANTOR: CAG NATIONAL FUND III						
GRANTEE: BORDERS JACK						
2774/1922	3/17/2025	CT	U	I	18	260,100
GRANTOR: CLERK OF COURT						
GRANTEE: CAG NATIONAL FUND I						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W18 S7 FEP=[YR=2014] W17 UOP=[YR=2014] W4 S10
BAS=[YR=1993] W15 S43 E11 N2 E11 N2 E2 FOP=[YR=1993] E5
FGR=[YR=1993] S5E19N21 W10 S2 W5 S1 W2 S2 W2 S11$N4 W5 S4$ N4
E5 N7 E2 N2 E2 N1E5 N2 E10 N23 W4 U2 L2 W4 D2 L2 W1 S5
W1S1 W15 N6 W4$ E4 N10$ S16 E15 N1E1 N5 E1 N10$ S10 U2 R2
E4 D2 R2 E10 N17$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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