LOT 53
CASHEN WOOD SUB PB5/221

GLACKIN TRESSA
2235 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

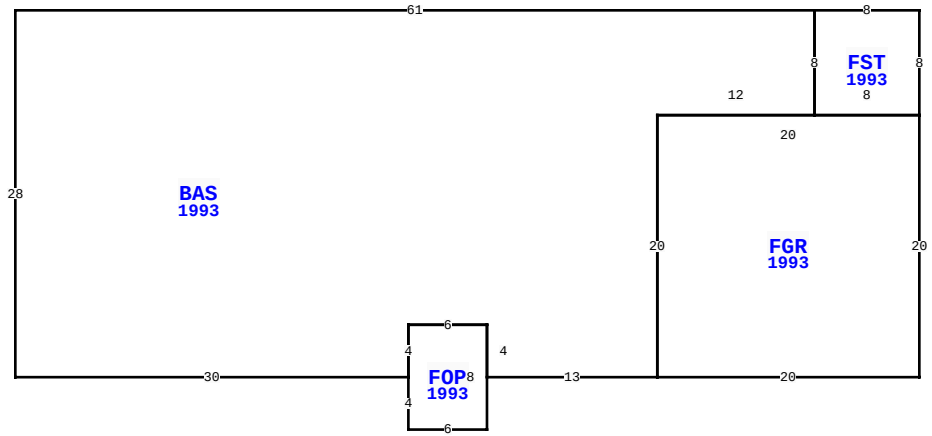
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,444	100	1993	1,444	191,199
FGR	400	55	1993	220	29,130
FOP	48	30	1993	14	1,854
FST	64	55	1993	35	4,634
TOTALS	1,956			1,713	226,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,713	113.4000	157.63	270,020	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 0% - 2026 Heated Area: 1444 HX Base Yr



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

2235 CASHEN WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	226,817
TOTAL MARKET OB/XF VALUE	2,692
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	349,509
SOH/AGL Deduction	0
ASSESSED VALUE	349,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,509
TOTAL JUST VALUE	349,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6129	NEW CONSTR	57,697	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/842	12/30/2025	WD	Q	I	01	400,000
GRANTOR: PLEWS DAVID F & DEBOR						
GRANTEE: GLACKIN TRESSA						
2619/1692	1/28/2023	QC	U	I	11	100
GRANTOR: PLEWS DAVID F & DEBOR						
GRANTEE: PLEWS DEBORAH F & D						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] W61 S28 E30 FOP=[YR=1993] S4 E6 N8 W6 S4 $ N4 E6 S4 E13 FGR=[YR=1993] E20 N20 W20 S20 $ N20 E12 N8 $ S8 E8 N8 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	1242	WD DECK A	0	0	0	0	226.00	SF	10.00	10.00	100	1990	1990	3	20	452	

LAND DESCRIPTION

TOTAL OB/XF 2,692

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	000100	C	RES	0		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