LOT 54 EX FRACT
CASHEN WOOD SUB PB 5/221

GLICKMAN SANDRA K
3233 WISE WAY
THE VILLAGES, FL 32163

2026

00-00-30-0174-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
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

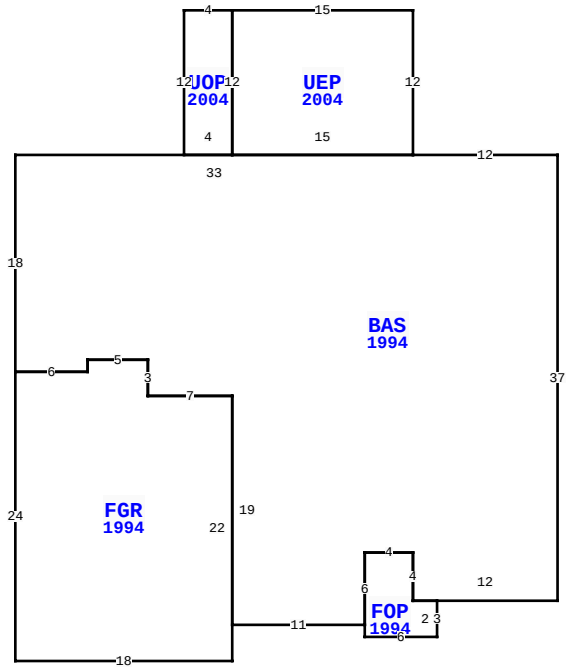
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1994	1,338	184,305
FGR	423	55	1994	233	32,095
FOP	34	30	1994	10	1,378
UEP	180	60	2004	108	14,876
UOP	48	20	2004	10	1,378
TOTALS	2,023			1,699	234,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	116.6550	162.15	275,493	1994	1994	0	0	0	15.05	84.95

1 SNGL FAM 0% - 2026 Heated Area: 1338 HX Base Yr



2219 CASHEN WOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	234,031
TOTAL MARKET OB/XF VALUE	2,866
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	356,897
SOH/AGL Deduction	0
ASSESSED VALUE	356,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,897
TOTAL JUST VALUE	356,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312003	ADDITION	11,854	12/01/2003
B93-0581	NEW CONSTR	92,900	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2835/798	12/12/2025	WD	Q	I	02	399,000
GRANTOR: SKINNER RICHARD A & D						
GRANTEE: GLICKMAN SANDRA K						
1138/1233	5/20/2003	WD	Q	I		135,000
GRANTOR: PUTNAM ALLEN A & MARI						
GRANTEE: SKINNER RICHARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 UEP=[YR=2004] N12 W15 UOP=[YR=2004] W4 S12 E4 N12$ S12 E15 $ W33 S18 FGR=[YR=1994] S24 E18 N22 W7 N3 W5 S1 W6$ E6 N1 E5 S3 E7 S19 E11 FOP=[YR=1994] S1 E6 N3W2 N4 W4 S6$ N6 E4 S4 E12 N37$.

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	1994	1994	3	72	2,520	
4	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2007	2007	3	24	346	

LAND DESCRIPTION

TOTAL OB/XF 2,866

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	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