LOT 57
IN OR 2169/360
CASHEN WOOD SUB PB 5/221

CANON ROBERT E/CANON PAMELA JOHNSON
PO BOX 15076
FERNANDINA BEACH, FL 32035

2026

00-00-30-0174-0057-0000

BUILDING CHARACTERISTICS

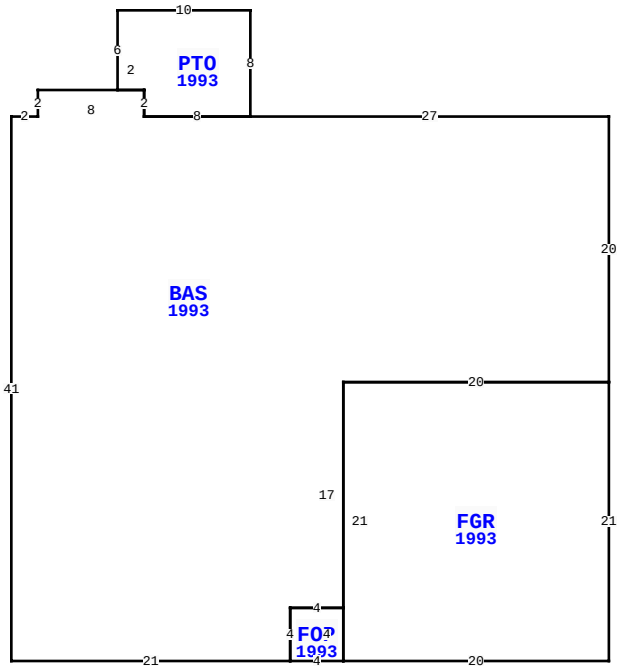
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,425	100	1993	1,425	191,051
FGR	420	55	1993	231	30,970
FOP	16	30	1993	5	670
PTO	76	5	1993	4	537
TOTALS	1,937			1,665	223,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,665	114.6600	159.38	265,368	1991	1991	0	0	0	15.88	84.12

1 SNGL FAM 100% - 1992 Heated Area: 1425 HX Base Yr 1992



2121 CASHEN WOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		223,228
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		345,538
SOH/AGL Deduction		218,872
ASSESSED VALUE		126,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,255
TOTAL JUST VALUE		345,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23484	REMODEL	975	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/0360	1/09/2018	QC	U	I	11	100
GRANTOR: CANON ROBERT E						
GRANTEE: CANON ROBERT & PAME						
0637/0583	9/26/1991	WD	Q	I		73,400
GRANTOR: ATLANTIC BLDRS						
GRANTEE: ROBERT E CANON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 PTO=[YR=1993] N8 W10 S6 E2 S2 E8$ W8 N2 W8 S2 W2 S41 E21 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N21 W20 S21$ N4 W4 S4$ N4 E4 N17 E20 N20$.

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	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	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