LOT 58
IN OR 1250/1831
CASHEN WOOD SUB PB 5/221

MCCRIMMON KELLEY
2025 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

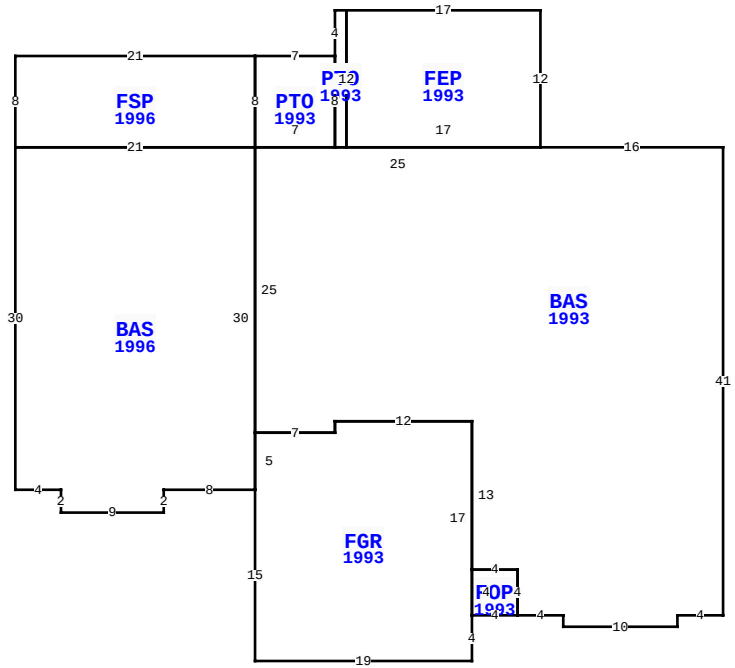
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,359	100	1993	1,359	167,338
BAS	648	100	1996	648	79,791
FEP	204	80	1993	163	20,070
FGR	392	55	1993	216	26,597
FOP	16	30	1993	5	616
FSP	168	40	1996	67	8,250
PTO	12	5	1993	1	123
PTO	56	5	1993	3	369
TOTALS	2,855			2,462	303,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	104.8320	145.72	358,763	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2000 Heated Area: 2007 HX Base Yr 2000



2025 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		303,155
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		425,535
SOH/AGL Deduction		249,416
ASSESSED VALUE		176,119
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,708
TOTAL JUST VALUE		425,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952296	REMODEL	400	12/01/1995
B9502334	ADDITION	22,360	11/01/1995
8759	ADDITION	4,385	03/16/1993
6449	NEW CONSTR	64,995	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1831	8/05/2004	QC	Q	I	01	100
GRANTOR: MCCRIMMON JAMES WAYNE						
GRANTEE: MCCRIMMON KELLEY						
0878/1160	4/13/1999	WD	Q	I		116,000
GRANTOR: GRIFFIN FELICIA O N/K						
GRANTEE: MCCRIMMON KELLEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] N12 W17 PTO=[YR=1993] W1 S4 PTO=[YR=1993] W7 FSP=[YR=1996] W21 S8 BAS=[YR=1996] S30 E4 S2 E9 N2 E8 FGR=[YR=1993] S15 E19 N4 FOP=[YR=1993] E4 N4 W4 S4 $ N17 W12 S1 W7 S5 $ N30 W21 $ E21 N8 $ S8 E7 N8 $ S8 E1 N12 $ S12 E17 $ W25 S25 E7 N1 E12 S13 E4 S4 E4 S1 E10 N1 E4 N41 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	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