LOT 60
IN OR 1724/1105
CASHEN WOOD SUB PB 5/221

HELPHREY GAYLE E
2021 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034-8627

**2026**

**00-00-30-0174-0060-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 |

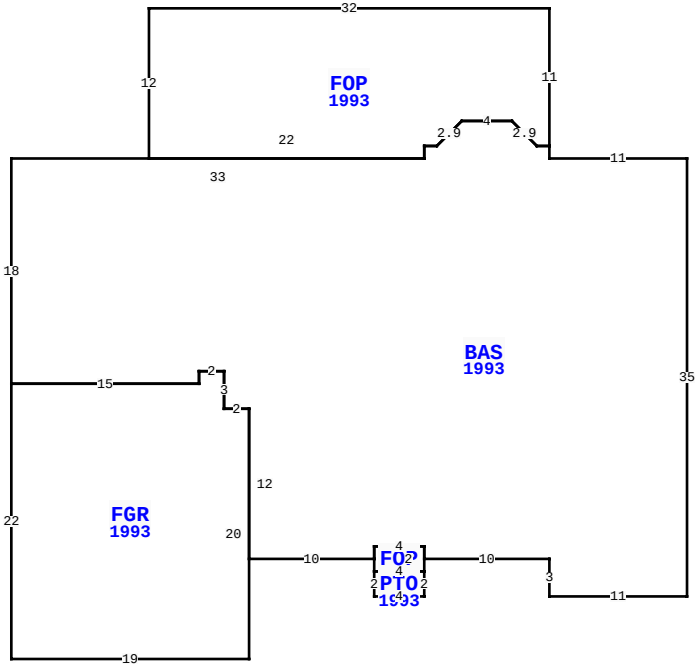
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,515 | 100 | 1993 | 1,515 | 225,221 |
| FGR | 416 | 55 | 1993 | 229 | 34,043 |
| FOP | 8 | 30 | 1993 | 2 | 297 |
| FOP | 362 | 30 | 1993 | 109 | 16,204 |
| PTO | 8 | 5 | 1993 | 0 | 0 |
| TOTALS | 2,309 | | | 1,855 | 275,766 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,855 | 126.5670 | 175.93 | 326,350 | 1992 | 1992 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM 100% - 2012 Heated Area: 1515 HX Base Yr 2012




2021 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 | | 275,766 |
| TOTAL MARKET OB/XF VALUE | | 47,863 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 443,629 |
| SOH/AGL Deduction | | 263,146 |
| ASSESSED VALUE | | 180,483 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 74,072 |
| TOTAL JUST VALUE | | 443,629 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 445,713 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8138 | NEW CONSTR | 70,420 | 06/02/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1724/1105 | 1/28/2011 | WD | U | I | 11 | 131,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: HELPHREY GAYLE E | | | | | | |
| 1699/1022 | 9/03/2010 | QC | U | I | 11 | 100 |
| GRANTOR: J P MORGAN CHASE BANK | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 N1 FOP=[YR=1993] N11 W32 S12 E22 N1 E1 U2 R2 E4 R2 D2 E1$ W1 U2 L2 W4 L2 D2 W1 S1 W33 S18 FGR=[YR=1993] S22 E19 N20W2 N3 W2 S1 W15 $ E15 N1 E2 S3E2 S12 E10 FOP=[YR=1993] S1 PTO=[YR=1993] S2 E4 N2 W4 $ E4 N2 W4 S1 $ N1E4 S1 E10 S3 E11 N35 $ .

## 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 | 1992 | 1992 | 3 | 68 | 2,380 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2005 | 2005 | 04 | 85 | 42,500 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 32 | 16 | 512.00 | SF | 18.00 | 18.00 | 100 | 2005 | 2005 | 3 | 21 | 1,935 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 16 | 256.00 | SF | 19.50 | 19.50 | 100 | 2005 | 2005 | 3 | 21 | 1,048 | |

## LAND DESCRIPTION

TOTAL OB/XF 47,863

| 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 | | 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