LOT 61
IN OR 1606/81
CASHEN WOOD SUB PB 5/221

BAUGHN WILLIAM J
2019 CASHEN WOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

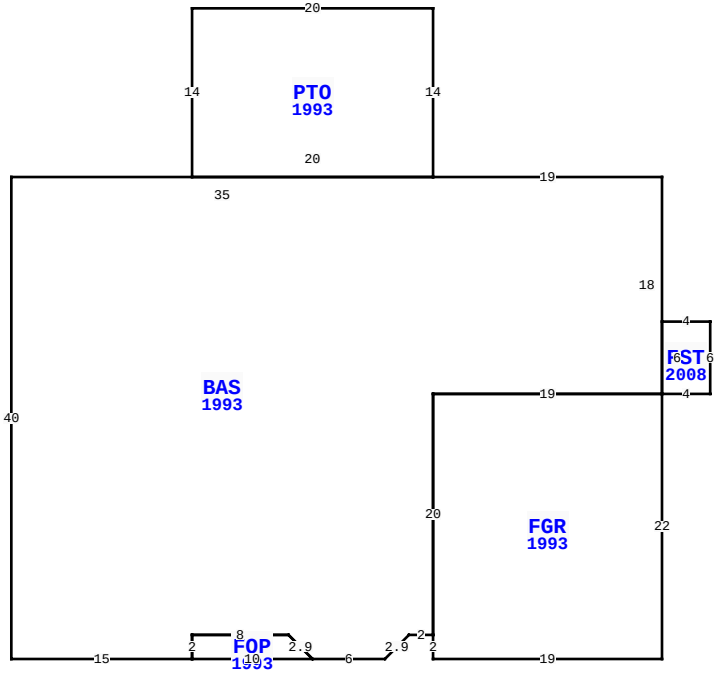
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,718	100	1993	1,718	230,056
FGR	418	55	1993	230	30,799
FOP	18	30	1993	5	670
FST	24	55	2008	13	1,741
PTO	280	5	1993	14	1,875
TOTALS	2,458			1,980	265,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	115.7625	160.91	318,602	1989	1989	0	0	0	16.78	83.22

1 SNGL FAM 100% - 2009 Heated Area: 1718 HX Base Yr 2009



2019 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		265,141
TOTAL MARKET OB/XF VALUE		52,170
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		437,311
SOH/AGL Deduction		235,255
ASSESSED VALUE		202,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,645
TOTAL JUST VALUE		437,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240000713	POOL 16X24	70,000	01/22/2024
5664	NEW CONSTR	73,630	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1606/0081	1/14/2009	WD	Q	I	01	215,000
GRANTOR: DANIELSON WARREN K &						
GRANTEE: BAUGHN WILLIAM J						
0744/1976	11/28/1995	WD	Q	I		97,500
GRANTOR: YOKOM DAVID P & TONIA						
GRANTEE: DANIELSON WARREN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N14 W20 S14 E20 $ W35 S40 E15 FOP=[YR=1993] E10 U2 L2 W8 S2 $ N2 E8 D2 R2 E6 U2 R2 E2 FGR=[YR=1993] S2 E19 N22 W19 S20 $ N20 E19 FST=[YR=2008] E4 N6 W4 S6$ N18$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 52,170

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 05/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS