LOT 19
ISLAND GROVE PHASE 1 PB 5/44

VAN AMERINGEN HOPE G & MICHAEL ANDREW
2104 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0019-0000

BUILDING CHARACTERISTICS

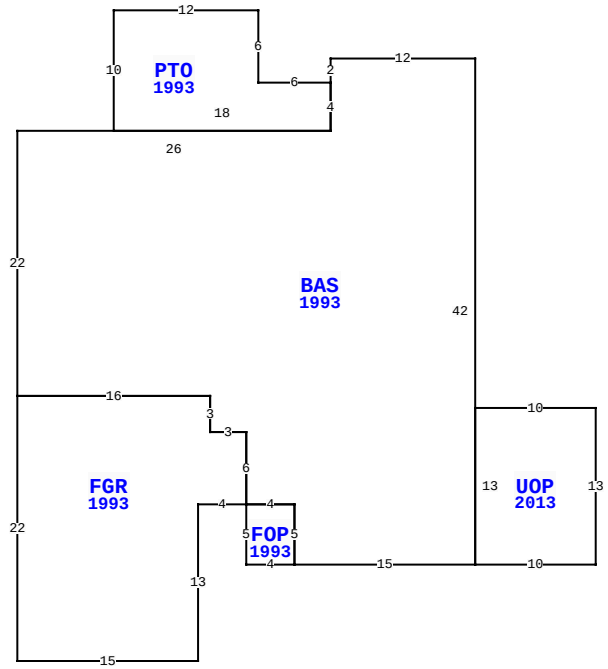
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100	1,163	154,005
FGR	357	55	196	25,954
FOP	20	30	6	795
PTO	144	5	7	927
UOP	130	20	26	3,443
TOTALS	1,814		1,398	185,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,398	133.8324	158.93	222,184	1984	1984	0	0	0	16.68	83.32

1 SNGL FAM – 100% - 1999 Heated Area: 1163 HX Base Yr 1999



2104 CUMBERLAND CT, 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		185,124
TOTAL MARKET OB/XF VALUE		2,082
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		297,206
SOH/AGL Deduction		195,369
ASSESSED VALUE		101,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,837
TOTAL JUST VALUE		297,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0001	2/16/2022	WD	U	I	11	100
GRANTOR: GREESON HOPE S NKA HO						
GRANTEE: VAN AMERINGEN HOPE						
1612/0882	3/26/2009	QC	U	I	11	100
GRANTOR: GREESON HOPE S						
GRANTEE: GREESON HOPE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S2 PTO=[YR=1993] W6 N6 W12 S10 E18 N4 $ S4 W26 S22 FGR=[YR=1993] S22 E15 N13 E4 FOP=[YR=1993] S5 E4 N5 W4 $ N6 W3 N3 W16 $ E16 S3 E3 S6 E4 S5 E15 UOP=[YR=2013] E10 N13 W10 S13$ N42 $.

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	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	1984	1984	3	47	1,584	
2	0811	CONCRETE B	0	100	28	3	84.00	SF	5.20	5.20	100	1984	1984	3	47	205	
3	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1984	1984	3	47	293	

LAND DESCRIPTION

TOTAL OB/XF 2,082

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 01/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS