LOT 24
IN OR 2222/466
ISLAND GROVE PHASE 2 PB 5/49

CALLIS MICHELE A & RONALD J
2164 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0024-0000

BUILDING CHARACTERISTICS

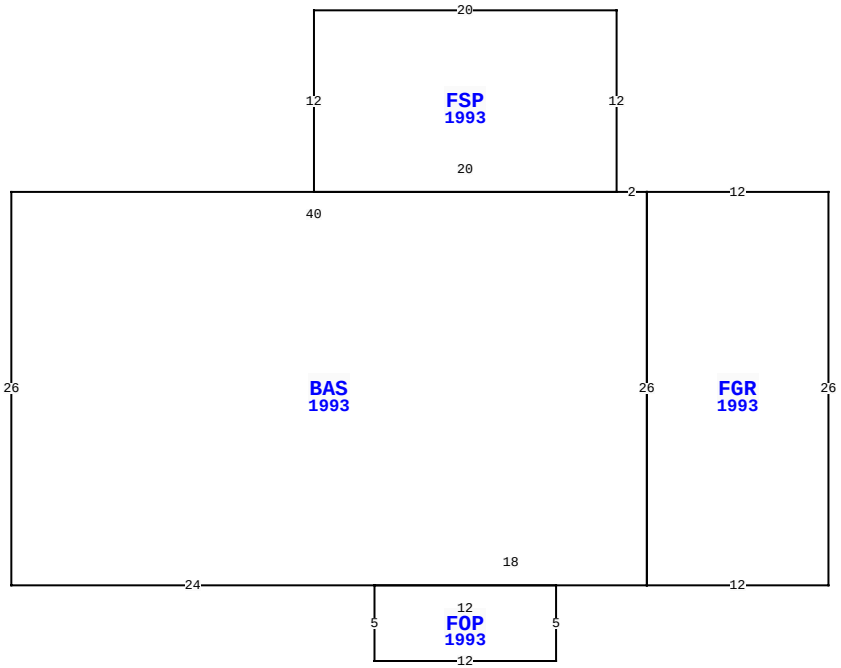
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,092	100	1,092	158,382
FGR	312	55	172	24,947
FOP	60	30	18	2,611
FSP	240	40	96	13,923
TOTALS	1,704		1,378	199,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,378	132.7560	157.65	217,242	1985	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2019 Heated Area: 1092 HX Base Yr 2019



2164 CUMBERLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		199,863
TOTAL MARKET OB/XF VALUE		1,678
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		311,541
SOH/AGL Deduction		115,459
ASSESSED VALUE		196,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,082
TOTAL JUST VALUE		311,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0466	8/30/2018	WD	Q	I	01	257,000
GRANTOR: BUCKLEY ELIZABETH M R						
GRANTEE: CALLIS MICHELE A &						
2173/0904	1/19/2018	QC	U	I	11	100
GRANTOR: BUCKLEY ELIZABETH M						
GRANTEE: BUCKLEY ELIZABETH M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W2 FSP=[YR=1993] N12 W20 S12 E20 $ W40 S26 E24 FOP=[YR=1993] S5 E12 N5 W12 $ E18 N26 $ S26 E12 N26 $.

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	652.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,678	

LAND DESCRIPTION

TOTAL OB/XF 1,678

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	90.00	121.00	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