LOT 26
IN OR 2124/1697
ISLAND GROVE PHASE 2 PB 5/49

BRODNICK SARA
2188 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0026-0000

BUILDING CHARACTERISTICS

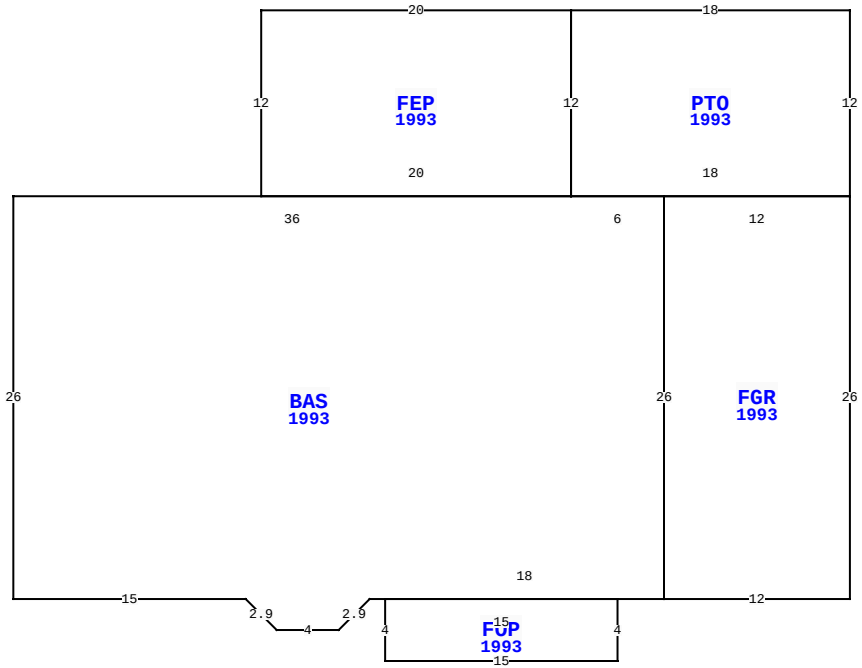
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,104	100	1,104	146,608
FEP	240	80	192	25,497
FGR	312	55	172	22,842
FOP	60	30	18	2,390
PTO	216	5	11	1,461
TOTALS	1,932		1,497	198,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,497	132.3144	157.12	235,209	1985	1990	0	0	0	15.48	84.52

1 SNGL FAM – 100% - 2001 Heated Area: 1104 HX Base Yr 2001



2188 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		198,799
TOTAL MARKET OB/XF VALUE		2,659
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		311,458
SOH/AGL Deduction		195,679
ASSESSED VALUE		115,779
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		60,779
TOTAL JUST VALUE		311,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213171	REPAIR/RRF	2,000	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1697	6/01/2017	QC	U	I	11	100
GRANTOR: BRODNICK ALAN						
GRANTEE: BRODNICK ALAN & SAR						
2124/0947	6/01/2017	QC	U	I	11	100
GRANTOR: BRODNICK ALAN						
GRANTEE: BRODNICK ALAN & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W18 FEP=[YR=1993] W20 S12 E20 N12 $ S12 BAS=[YR=1993] W36 S26 E15 D2 R2 E4 U2 R2 E1 FOP=[YR=1993] S4 E15N4 W15 $ E18 FGR=[YR=1993] E12 N26 W12 S26$ N26 W6 $ E18 N12 $.

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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1985	1985	3	49.5	212	
2	0810	CONCRETE A	0	100	0	0	845.00	SF	5.85	5.85	100	1985	1985	3	49.5	2,447	

LAND DESCRIPTION

TOTAL OB/XF 2,659

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