

LOT 28
IN OR 1299/1577
ISLAND GROVE PHASE 2 PB 5/49

MCCARTHY KYLE P & JAMIE LEIGH
2187 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	05	AVERAGE 70	0900	01	1,797	126.5000	150.22	269,945	1985	1995	0	0	0	13.33	86.67														
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 100% - 2021														Heated Area: 1586												
Roof Structure	03	GABLE/HIP 100															HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	14	CARPET 40																											
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	1,170	100	1,170	152,329																									
BAS	416	100	416	54,162																									
FGR	362	55	199	25,909																									
FOP	40	30	12	1,563																									
TOTALS			1,988	1,797	233,961																								
EXTRA FEATURES			2187 CUMBERLAND CT, FERNANDINA BEACH																										
L N	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	0	0	402.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,293													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100													
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1985	1985	3	49.5	193													
5	0810	CONCRETE A	0	100	8	29	232.00	SF	6.50	6.50	100	2004	2004	3	86	1,297													
6	0351	CARPORT MT	0	100	8	14	112.00	SF	7.10	7.10	100	2004	2004	3	24	191													
7	0911	SCRN RM A	0	100	17	12	204.00	SF	35.00	35.00	100	2004	2004	3	24	1,714													
TOTAL OB/XF			6,788																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													