

LOT 32
IN OR 892/1247
ISLAND GROVE PHASE 2 PB 5/49

ZAMBRANO OFELIA
2135 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0032-0000



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
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NEIGHBORHOOD/LOC	2009.00
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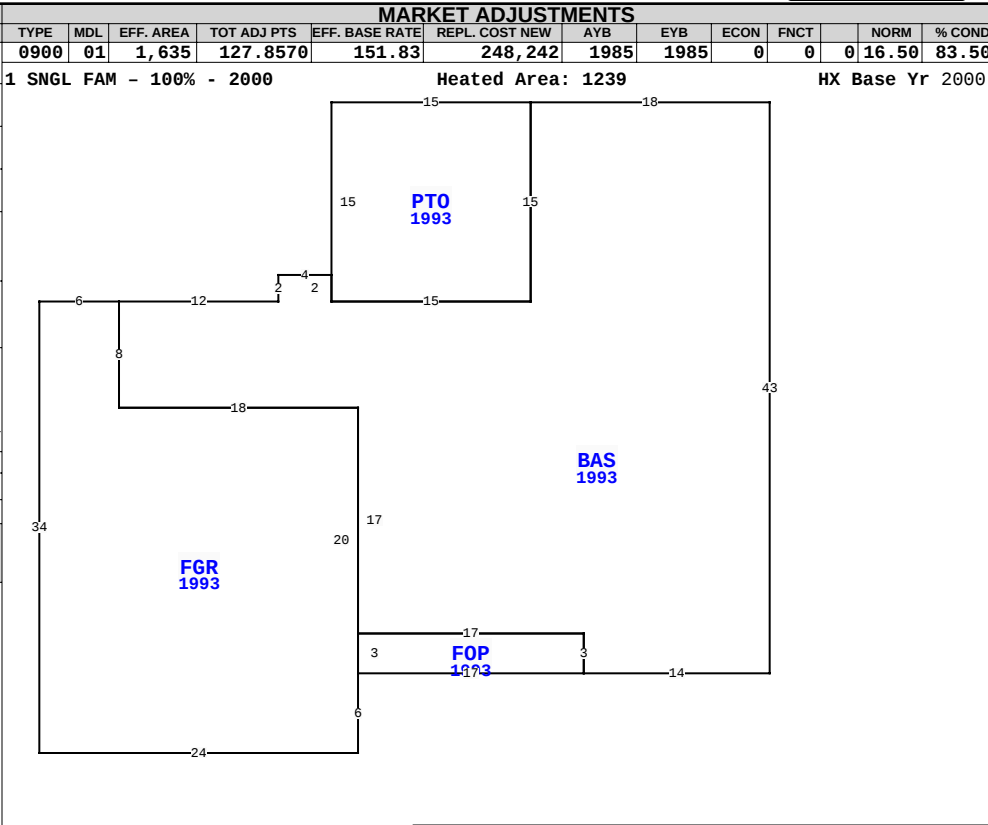
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	1,239	157,078
FGR	672	55	370	46,908
FOP	51	30	15	1,901
PTO	225	5	11	1,394

TOTALS	2,187		1,635	207,282
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1985
2	0811	CONCRETE B	0 100	24	3	72.00	SF	5.20	5.20	100	1985
4	0940	SHEDS/PORT	0 100	0	0	144.00	SF	30.00	30.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	90.00	121.00	1.00	LT	

REVIEW DATE	01/18/2018	BY	DJX
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TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
207,282											
TOTAL MARKET OB/XF VALUE											
2,079											
TOTAL LAND VALUE - MARKET											
110,000											
TOTAL MARKET VALUE											
319,361											
SOH/AGL Deduction											
209,991											
ASSESSED VALUE											
109,370											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,000											
BASE TAXABLE VALUE											
54,370											
TOTAL JUST VALUE											
319,361											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
331,689											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951098	H/AC	0	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0892/1247	7/26/1999	WD	Q	I		100,900
GRANTOR: MAHLER MARTIN						
GRANTEE: ZAMBRANO JESUS T &						
0805/1501	9/09/1997	WD	Q	I		76,000
GRANTOR: ASHTON CATHERINE R						
GRANTEE: MAHLER MARTIN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 PTO=[YR=1993] W15 S15 E15 N15 \$ S15 W15 N2 W4 S2 W12 FGR=[YR=1993] W6 S34 E24 N6 FOP=[YR=1993] E17 N3 W17 S3 \$ N20 W18 N8 \$ S8 E18 S17 E17 S3 E14 N43 \$.											