



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 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
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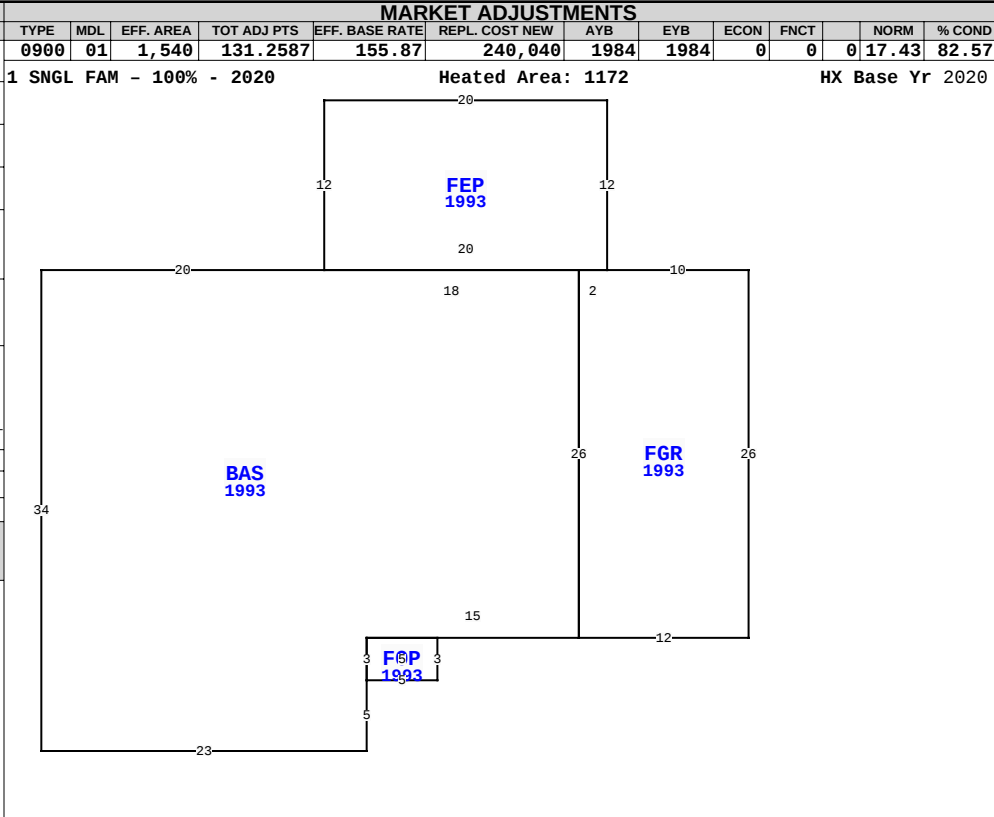
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	150,839
FEP	240	80	192	24,711
FGR	312	55	172	22,137
FOP	15	30	4	514

TOTALS	1,739	1,540	198,201
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	53	8	424.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	
3	1076	TRELLIS A	0	100	21	3	63.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
2103 CUMBERLAND CT, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										198,201	
TOTAL MARKET OB/XF VALUE										1,537	
TOTAL LAND VALUE - MARKET										110,000	
TOTAL MARKET VALUE										309,738	
SOH/AGL Deduction										104,146	
ASSESSED VALUE										205,592	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										155,592	
TOTAL JUST VALUE										309,738	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										322,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2258/1966	2/26/2019	TD	U	I	11	100			
GRANTOR: OLIVER ANNETTE C REV									
GRANTEE: CROSBY ASHLEY									
2245/1472	12/27/2018	TD	U	I	11	100			
GRANTOR: OLIVER ANNETTE C REV									
GRANTEE: CROSBY ASHLEY									

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W10 FEP=[YR=1993] N12 W20 S12 BAS=[YR=1993] W20 S34 E23 N5 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E15 N26 W18 \$ E20 \$ W2 S26 E12 N26 \$.											