LOT 21
ISLAND GROVE PHASE 2 PB 5/49

BOGGS SUSAN R
2128 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

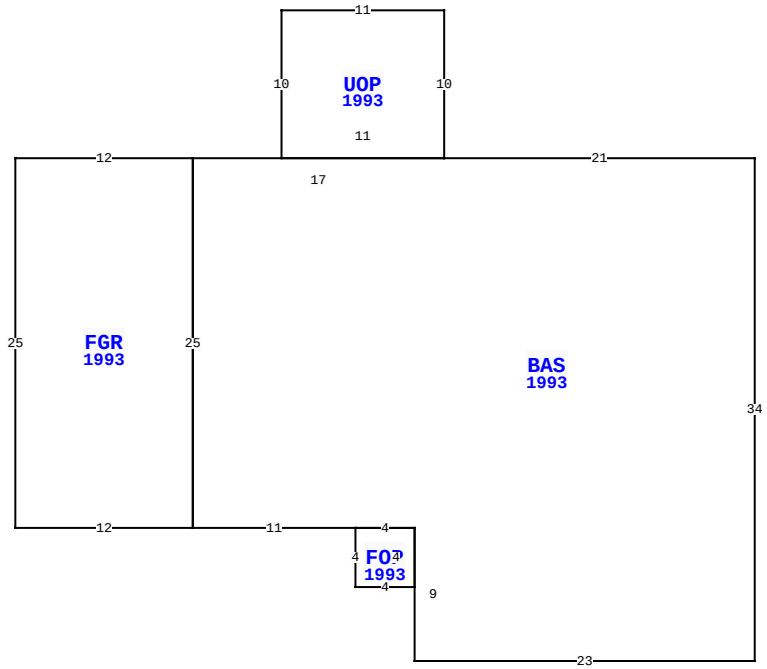
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,157	100	1,157	169,582
FGR	300	55	165	24,184
FOP	16	30	5	733
UOP	110	20	22	3,224
TOTALS	1,583		1,349	197,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,349	136.3440	170.43	229,910	1985	1995	0	0	0	14.00	86.00

1 SNGL FAM – 0% - 0 Heated Area: 1157 HX Base Yr



2128 CUMBERLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	197,723
TOTAL MARKET OB/XF VALUE	2,723
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	350,446
SOH/AGL Deduction	62,830
ASSESSED VALUE	287,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,616
TOTAL JUST VALUE	350,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2694/824	2/13/2024	WD	Q	I	01	475,000
GRANTOR: MANGIAMELE PAUL						
GRANTEE: BOGGS SUSAN R						
1941/1728	9/29/2014	WD	Q	I	01	159,900
GRANTOR: SAUNDERS ORVILLE L JR						
GRANTEE: MANGIAMELE PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N10 W11 S10 E11 $ W17
FGR=[YR=1993] W12 S25 E12 N25 $ S25 E11 FOP=[YR=1993] S4 E4
N4 W4 $ E4 S9 E23 N34 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0810	CONCRETE A	0	0	0	0	227.00	SF	6.50	6.50	100	1985	1985	3	47	693	

LAND DESCRIPTION

TOTAL OB/XF 2,723

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	0		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS