

LOT 22
IN OR 542 PG 1131
ISLAND GROVE PHASE 2 PB 5/49

DANIEL MICHAEL D
2140 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 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		2 100
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	

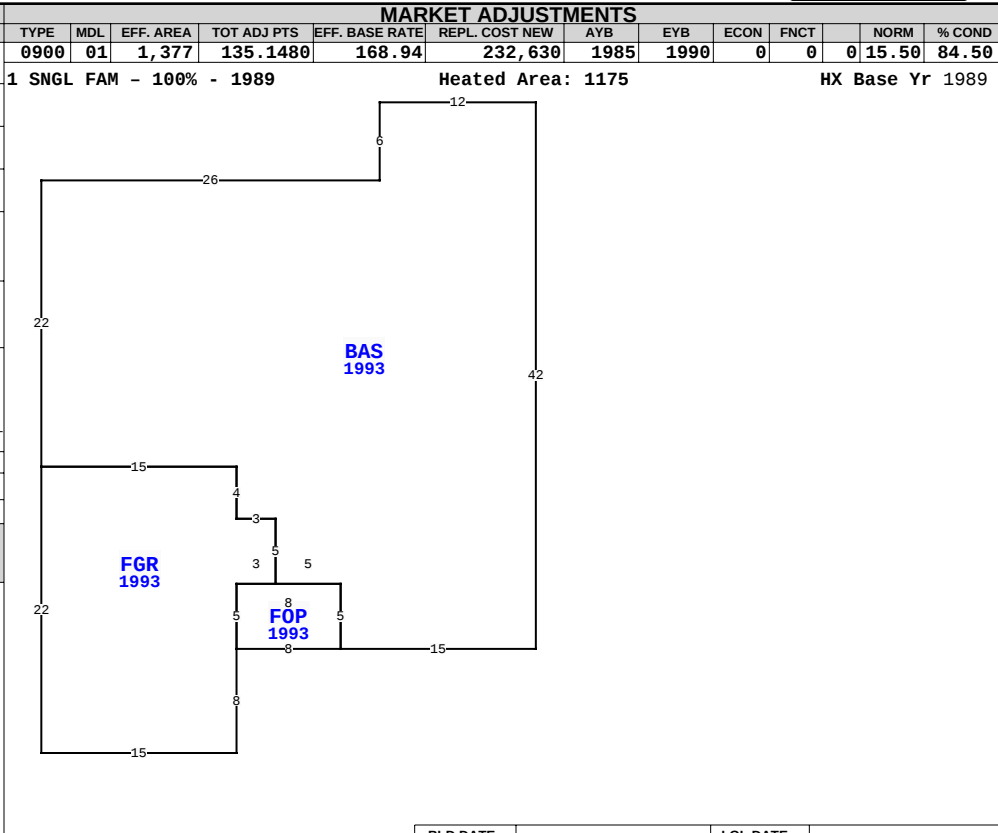
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	167,737
FGR	345	55	190	27,124
FOP	40	30	12	1,713

TOTALS	1,560		1,377	196,572
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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	4	16	64.00	SF	6.50	6.50	100	1985
2	0810	CONCRETE A	0 100	11	55	605.00	SF	6.50	6.50	100	1985
3	1242	WD DECK A	0 100	12	24	288.00	SF	10.00	10.00	100	1998
4	1076	TRELLIS A	0 100	12	24	288.00	SF	7.50	7.50	100	1998

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		RSF-2	90.00	121.00	1.00	LT	

REVIEW DATE 01/31/2024 BY KBA



2140 CUMBERLAND CT, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		196,572
TOTAL MARKET OB/XF VALUE		3,074
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		349,646
SOH/AGL Deduction		257,818
ASSESSED VALUE		91,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,828
TOTAL JUST VALUE		349,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015060	H/AC	0	05/01/2001
P00-4369	REMODEL	0	12/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0542/1131	5/10/1988	WD	Q	I	
GRANTOR: DWYER JAMES T & SUE					64,900
GRANTEE: DANIEL MICHAEL D					
0463/0182	8/01/1985	WD	Q	I	53,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 S6 W26 S22 FGR=[YR=1993] S22 E15 N8											
FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E3 N5 W3 N4 W15 \$ E15 S4 E3											
S5 E5 S5 E15 N42 \$.											

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