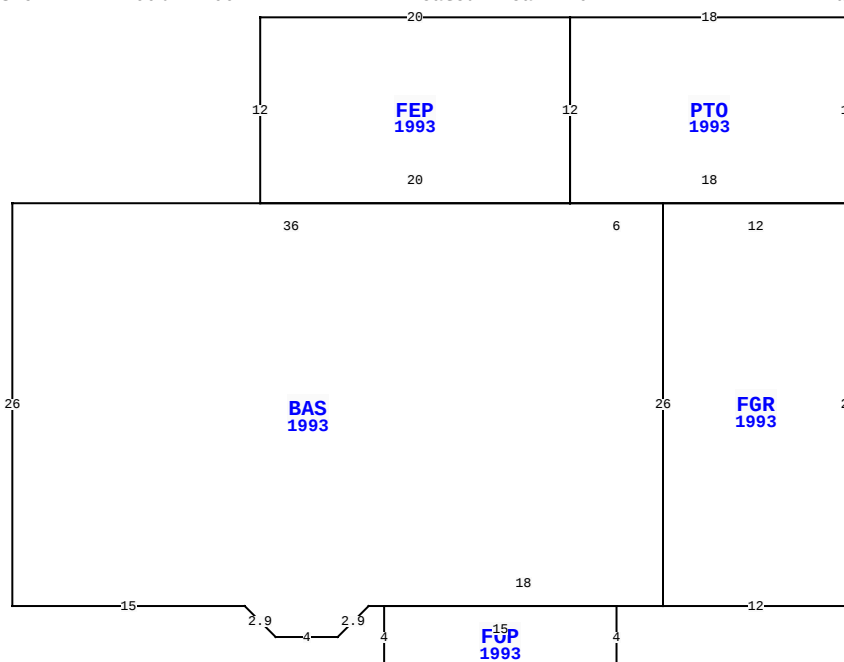


BRODNICK SARA
2188 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0026-0000

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	1,497	132.3144	165.39	247,589	1985	1990	0	0	0	15.80	84.20	VALUATION BY								STANDARD										
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 2001										Heated Area: 1104										HX Base Yr 2001											
Roof Structur	03	GABLE/HIP 100																												Tax Group: 8										Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										208,470											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										2,525											
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										150,000											
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										360,995											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										241,743											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										119,252											
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB WX										55,000	
Bathrooms	2	100																		BASE TAXABLE VALUE										64,252											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										360,995											
Stories	1.	1. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE										311,458																					
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	1,104	100	1,104	153,742																																					
FEP	240	80	192	26,738																																					
FGR	312	55	172	23,952																																					
FOP	60	30	18	2,507																																					
PTO	216	5	11	1,532																																					
TOTALS	1,932		1,497	208,470																																					
EXTRA FEATURES					2188 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	22	3	66.00	SF	6.50	6.50	100	1985	1985	3	47	202																										
2	0810	CONCRETE A	0 100	0	0	845.00	SF	5.85	5.85	100	1985	1985	3	47	2,323																										