LOT 27
IN OR 1322/1846
ISLAND GROVE PHASE 2 PB 5/49

JONES JAMES F JR
2190 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0027-0000

BUILDING CHARACTERISTICS

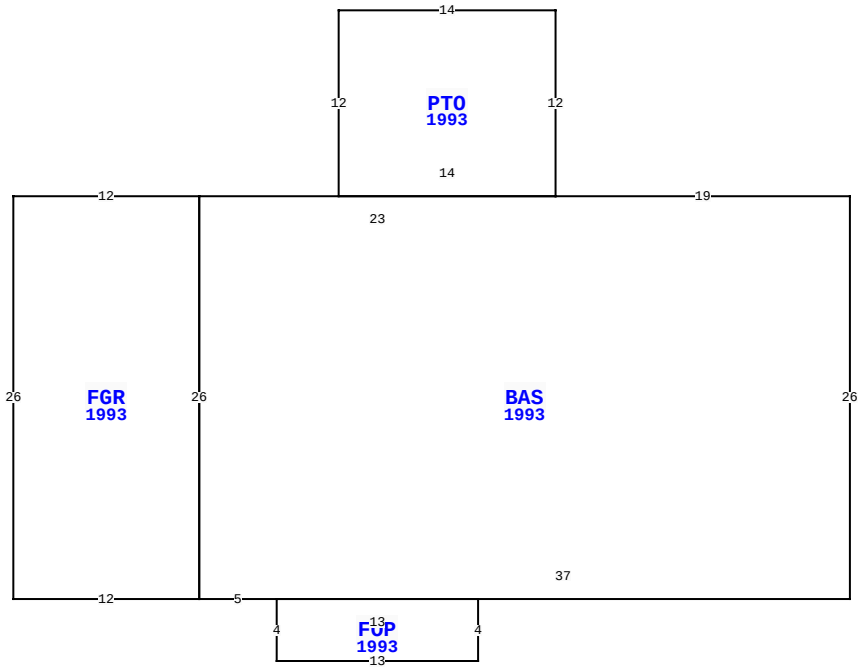
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	150,854
FGR	312	55	172	23,761
FOP	52	30	16	2,210
PTO	168	5	8	1,106
TOTALS	1,624		1,288	177,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,288	132.7560	165.94	213,731	1985	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2006 Heated Area: 1092 HX Base Yr 2006



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

2190 CUMBERLAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		177,931
TOTAL MARKET OB/XF VALUE		1,543
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		329,474
SOH/AGL Deduction		211,842
ASSESSED VALUE		117,632
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		17,632
TOTAL JUST VALUE		329,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1846	6/06/2005	WD	Q	I		166,000
GRANTOR: SHIVER BRIAN & DANA						
GRANTEE: JONES JAMES F JR						
0786/0905	3/06/1997	WD	Q	I		72,500
GRANTOR: SATKOFSKY JOHN A & AN						
GRANTEE: SHIVER BRIAN & DANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N12 W14 S12 E14 $ W23
FGR=[YR=1993] W12 S26 E12 N26 $ S26 E5 FOP=[YR=1993] S4 E13
N4 W13 $ E37 N26 $.

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	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1985	1985	3	47	165	
2	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	1985	1985	3	47	1,378	

LAND DESCRIPTION

TOTAL OB/XF 1,543

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	100		RSF-2	0.00	0.00	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