LOT 29
IN OR 2185/1180
ISLAND GROVE PHASE 2 PB 5/49

CARTER SHERRY R L/E/
2175 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0029-0000

BUILDING CHARACTERISTICS

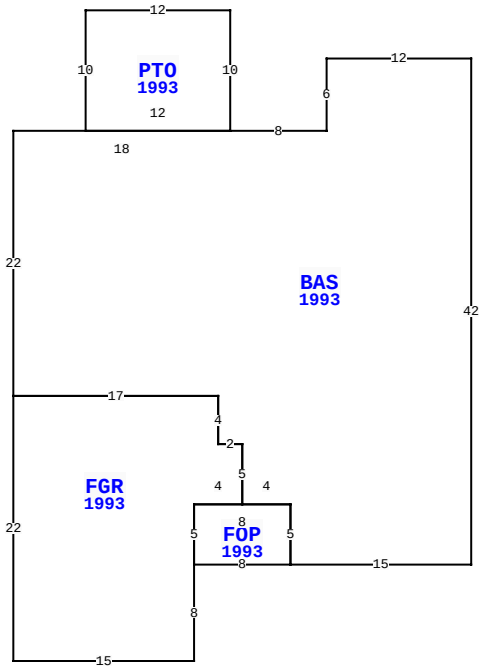
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,162	100	1,162	158,935
FGR	358	55	197	26,945
FOP	40	30	12	1,641
PTO	120	5	6	821
TOTALS	1,680		1,377	188,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,377	132.5168	165.65	228,100	1985	1985	0	0	0	17.43	82.57

1 SNGL FAM – 100% - 1999 Heated Area: 1162 HX Base Yr 1999



2175 CUMBERLAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	188,342
TOTAL MARKET OB/XF VALUE	1,478
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	339,820
SOH/AGL Deduction	250,965
ASSESSED VALUE	88,855
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	38,855
TOTAL JUST VALUE	339,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/0377	6/06/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CARTER SHERRY R						
2185/1180	3/26/2018	LE	U	I	11	100
GRANTOR: GARBARINI SHERRY ROBE						
GRANTEE: MEDERS JACOB & ISAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W8 PTO=[YR=1993] N10 W12 S10 E12 $ W18 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E4 N5 W2 N4 W17 $ E17 S4 E2 S5 E4 S5 E15 N42 $.

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	41	9	369.00	SF	6.50	6.50	100	1985	1985	3	47	1,127	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1985	1985	3	47	229	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1985	1985	3	47	73	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1985	1985	3	47	49	

LAND DESCRIPTION

TOTAL OB/XF 1,478

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