

LOT 34
IN OR 774/1313
ISLAND GROVE PHASE 2 PB 5/49

LOFTS ROBERT A TRUST/BERNER SUE ANN TRUSTEE
2115 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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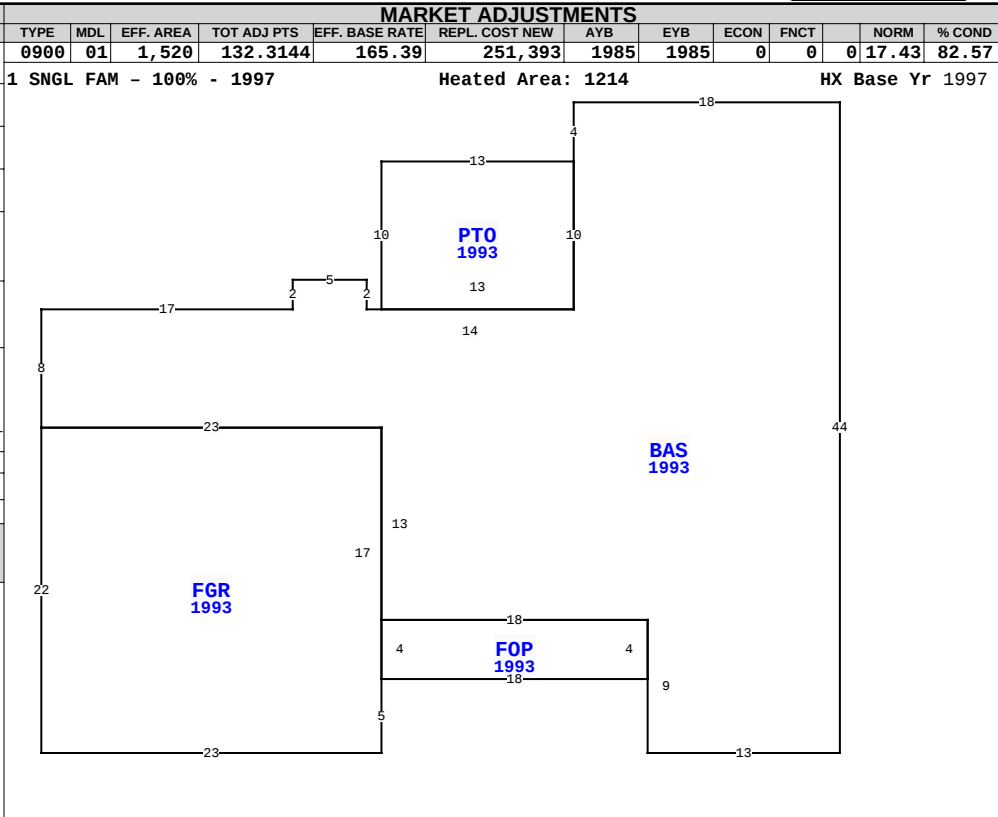
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1,214	165,787
FGR	506	55	278	37,964
FOP	72	30	22	3,005
PTO	130	5	6	819
TOTALS	1,922		1,520	207,575

EXTRA FEATURES		
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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	0811	CONCRETE B	0	100	0	880.00	SF	5.20	5.20	100	1985	1985	3	47	2,151	
2	0811	CONCRETE B	0	100	21	63.00	SF	5.20	5.20	100	1985	1985	3	47	154	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000100	C	SFR	100	



2115 CUMBERLAND CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																2,305
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				207,575	
TOTAL MARKET OB/XF VALUE				2,305	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				359,880	
SOH/AGL Deduction				263,003	
ASSESSED VALUE				96,877	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				46,877	
TOTAL JUST VALUE				359,880	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				310,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B960494	REPAIR/RRF	650	07/01/1996
B9603107	REPAIR/RRF	650	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0774/1313	10/22/1996	WD	Q	I		78,500	
GRANTOR: COUCH WILLIAM H & CLA							
GRANTEE: LOFTS ROBERT A TRUS							
0450/0210	4/01/1985	WD	Q	I		57,700	
GRANTOR:							
GRANTEE:							

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1993] W18 S4 PTO=[YR=1993] W13 S10 E13 N10 \$ S10 W14 N2 W5 S2 W17 S8 FGR=[YR=1993] S22 E23 N5 FOP=[YR=1993] E18 N4 W18 S4\$ N17 W23\$E23S13 E18 S9 E13 N44 \$.			