LOT 35
ISLAND GROVE PHASE 1 PB 5/44

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

2024

00-00-30-0310-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

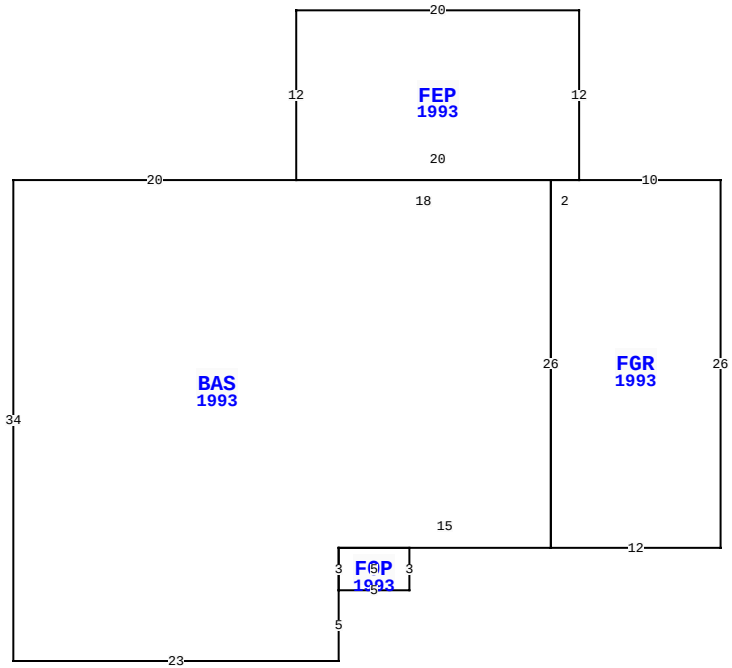
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,172	100	1,172	158,159
FEP	240	80	192	25,910
FGR	312	55	172	23,211
FOP	15	30	4	540
TOTALS	1,739		1,540	207,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,540	131.2587	164.07	252,668	1984	1984	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 2020 Heated Area: 1172 HX Base Yr 2020



2103 CUMBERLAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		207,819
TOTAL MARKET OB/XF VALUE		1,445
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		359,264
SOH/AGL Deduction		147,504
ASSESSED VALUE		211,760
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,760
TOTAL JUST VALUE		359,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/692	5/27/2024	WD	Q	I	01	436,800
GRANTOR: CROSBY ASHLEY						
GRANTEE: OPENDOOR PROPERTY T						
2258/1966	2/26/2019	TD	U	I	11	100
GRANTOR: OLIVER ANNETTE C REV						
GRANTEE: CROSBY ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FEP=[YR=1993] N12 W20 S12 BAS=[YR=1993] W20 S34 E23 N5 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E15 N26 W18 $ E20 $ W2 S26 E12 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	53	8	424.00	SF	6.50	6.50	100	1984	1984	3	44	1,213	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1984	1984	3	44	137	
3	1076	TRELLIS A	0	100	21	3	63.00	SF	7.50	7.50	100	1984	1984	3	20	95	

LAND DESCRIPTION

TOTAL OB/XF 1,445

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