LOT 22
IN OR 542 PG 1131
ISLAND GROVE PHASE 2 PB 5/49

DANIEL MICHAEL D
2140 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 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

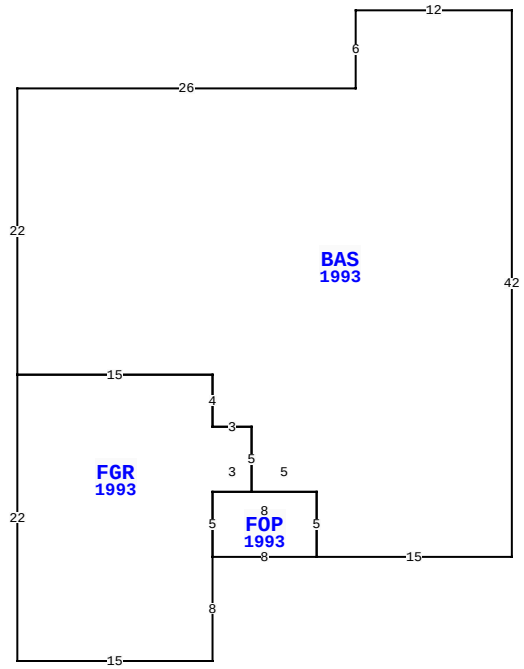
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1993	1,175	176,605
FGR	345	55	1993	190	28,557
FOP	40	30	1993	12	1,804
TOTALS	1,560			1,377	206,966

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	135.1480	178.40	245,657	1985	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1989 Heated Area: 1175 HX Base Yr 1989



2140 CUMBERLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		206,966
TOTAL MARKET OB/XF VALUE		2,921
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		409,887
SOH/AGL Deduction		315,396
ASSESSED VALUE		94,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,769
TOTAL JUST VALUE		409,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015060	H/AC	0	05/01/2001
P00-4369	REMODEL	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0542/1131	5/10/1988	WD	Q	I		64,900
GRANTOR: DWYER JAMES T & SUE						
GRANTEE: DANIEL MICHAEL D						
0463/0182	8/01/1985	WD	Q	I		53,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W26 S22 FGR=[YR=1993] S22 E15 N8
FOP=[YR=1993] E8 N5 W8 S5 $ N5 E3 N5 W3 N4 W15 $ E15 S4 E3
S5 E5 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	4	16	64.00	SF	6.50	6.50	100	1985	1985	3	44	183	
2	0810	CONCRETE A	0	100	11	55	605.00	SF	6.50	6.50	100	1985	1985	3	44	1,730	
3	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	1998	1998	3	20	576	
4	1076	TRELLIS A	0	100	12	24	288.00	SF	7.50	7.50	100	1998	1998	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 2,921

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	RES	100		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS