LOT 23
IN OR 2243/748
ISLAND GROVE PHASE 2 PB 5/49

WILLIAMS ASHLEY R/MCDONALD CHRISTOPHER J
2156 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

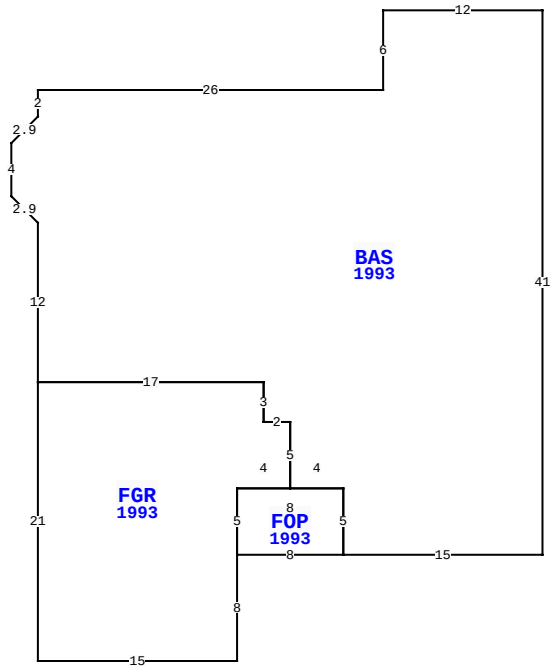
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,153	100	1993	1,153	181,751
FGR	341	55	1993	188	29,635
FOP	40	30	1993	12	1,892
TOTALS	1,534			1,353	213,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,353	141.9652	187.39	253,539	1985	1990	0	0	0	15.88	84.12

1 SNGL FAM – 100% - 2019 Heated Area: 1153 HX Base Yr 2019



2156 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		213,277
TOTAL MARKET OB/XF VALUE		8,343
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		421,620
SOH/AGL Deduction		213,502
ASSESSED VALUE		208,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,396
TOTAL JUST VALUE		421,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906242	XFOB	2,200	07/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0748	12/12/2018	WD	Q	I	01	248,000
GRANTOR: STEWART JEANNE MCINTY						
GRANTEE: WILLIAMS ASHLEY & C						
2243/0746	12/12/2018	WD	U	I	11	100
GRANTOR: EISENHART STEVE						
GRANTEE: STEWART JEANNE M F/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12S6W26S2 D2 L2 S4 D2 R2 S12 FGR=[YR=1993] S21E15N8 FOP=[YR=1993] E8N5W8S5$N5E4N5W2N3W17 $ E17S3E2S5E4S5E15N41$.

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	55	8	440.00	SF	6.50	6.50	100	1985	1985	3	44	1,258	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1985	1985	3	44	197	
4	1076	TRELLIS A	0	100	8	8	64.00	SF	11.25	11.25	100	1985	1985	3	20	144	
5	0810	CONCRETE A	0	100	13	13	169.00	SF	9.75	9.75	100	1999	1999	3	75	1,236	
6	0911	SCRN RM A	0	100	13	13	169.00	SF	17.50	17.50	100	1999	1999	3	20	592	
7	0940	SHEDS/PORT	0	100	9	13	117.00	SF	30.00	30.00	100	2005	2005	3	22	772	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	22	1,100	
9	1242	WD DECK A	0	100	0	0	346.00	SF	4.00	4.00	100	2005	2005	3	22	304	
10	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2001	2001	3	20	780	

TOTAL OB/XF 8,343

LAND DESCRIPTION

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