LOT 24
ISLAND GROVE PHASE 2 PB 5/49

HANSEN BAXTER LEE/HANSEN CARA L
2164 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

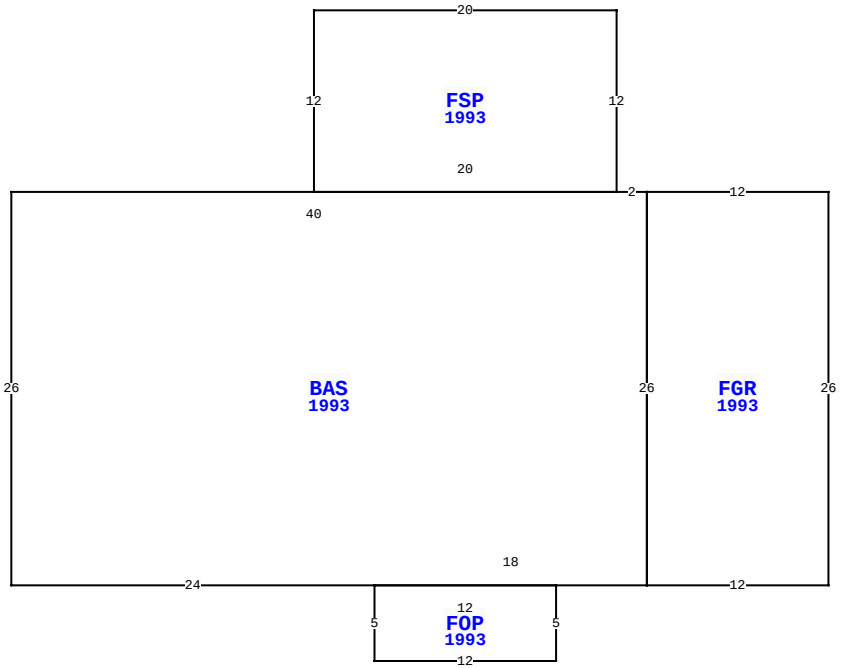
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	173,661
FGR	312	55	1993	172	27,353
FOP	60	30	1993	18	2,862
FSP	240	40	1993	96	15,267
TOTALS	1,704			1,378	219,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,378	132.7560	175.24	241,481	1985	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2019 Heated Area: 1092 HX Base Yr 2019



2164 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		219,144
TOTAL MARKET OB/XF VALUE		1,492
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		420,636
SOH/AGL Deduction		212,815
ASSESSED VALUE		207,821
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,099
TOTAL JUST VALUE		420,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1930	5/21/2025	SW	Q	I	01	506,000
GRANTOR: CALLIS MICHELE A & RO						
GRANTEE: HANSEN CARA L						
2222/0466	8/30/2018	WD	Q	I	01	257,000
GRANTOR: BUCKLEY ELIZABETH M R						
GRANTEE: CALLIS MICHELE A &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W2 FSP=[YR=1993] N12 W20 S12 E20 $ W40 S26 E24 FOP=[YR=1993] S5 E12 N5 W12 $ E18 N26 $ 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	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	1985	1985	3	44	1,492	

LAND DESCRIPTION

TOTAL OB/XF 1,492

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