LOT 25
ISLAND GROVE PHASE 2 PB 5/49

ODOM JOHN M/DEVOL HALEY MARIAH
2176 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0025-0000

BUILDING CHARACTERISTICS

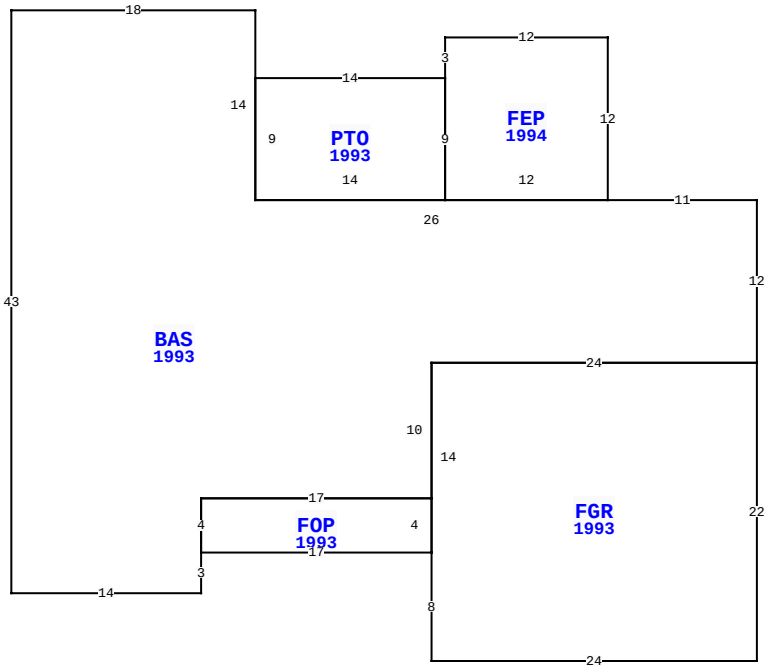
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,320	100	1993	1,320	181,278
FEP	144	80	1994	115	15,793
FGR	528	55	1993	290	39,826
FOP	68	30	1993	20	2,746
PTO	126	5	1993	6	824
TOTALS	2,186			1,751	240,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,751	125.3500	165.46	289,720	1985	1985	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 0 Heated Area: 1320 HX Base Yr 1988



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

2176 CUMBERLAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,468
TOTAL MARKET OB/XF VALUE		2,212
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		442,680
SOH/AGL Deduction		333,942
ASSESSED VALUE		108,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,016
TOTAL JUST VALUE		442,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006985	ADDITION	13,994	03/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2777/850	3/27/2025	QC	U	I	11	100
GRANTOR: ODOM JOHN M						
GRANTEE: ODOM JOHN M						
1932/1905	8/18/2014	QC	U	I	11	100
GRANTOR: DEVOL-ODOM CAROLYN						
GRANTEE: ODOM JOHN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FEP=[YR=1994] N12 W12 S3 PTO=[YR=1993] W14 S9 E14 N9 $ S9 E12$ W26 N14W18 S43 E14 N3 FOP=[YR=1993] E17 FGR=[YR=1993] S8 E24 N22 W24 S14 $ N4 W17 S4 $ N4 E17 N10 E24 N12$.

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	55	16	880.00	SF	5.20	5.20	100	1985	1985	3	44	2,013	
2	0811	CONCRETE B	0	100	29	3	87.00	SF	5.20	5.20	100	1985	1985	3	44	199	

LAND DESCRIPTION

TOTAL OB/XF 2,212

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	85.00	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