

LOT 27
IN OR 1322/1846
ISLAND GROVE PHASE 2 PB 5/49

JONES JAMES F JR
2190 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0027-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,288	132.7560	175.24	225,709	1985	1985	0	0	17.00	83.00		
1 SNGL FAM - 100% - 2006 Heated Area: 1092 HX Base Yr 2006													

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	158,830
FGR	312	55	1993	172	25,017
FOP	52	30	1993	16	2,327
PTO	168	5	1993	8	1,164
TOTALS	1,624			1,288	187,338

L N	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	18	3	SF	6.50	6.50	100	1985	1985	3	44	154	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	1985	1985	3	44	1,290	
TOTAL OB/XF 1,444																

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			187,338
TOTAL MARKET OB/XF VALUE			1,444
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			388,782
SOH/AGL Deduction			267,739
ASSESSED VALUE			121,043
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			20,321
TOTAL JUST VALUE			388,782
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1846	6/06/2005	WD	Q	I		166,000
GRANTOR: SHIVER BRIAN & DANA						
GRANTEE: JONES JAMES F JR						
0786/0905	3/06/1997	WD	Q	I		72,500
GRANTOR: SATKOFKY JOHN A & AN						
GRANTEE: SHIVER BRIAN & DANA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W19 PTO=[YR=1993] N12 W14 S12 E14 \$ W23	
FGR=[YR=1993] W12 S26 E12 N26 \$ S26 E5 FOP=[YR=1993] S4 E13	
N4 W13 \$ E37 N26 \$.	