LOT 28
IN OR 1299/1577
ISLAND GROVE PHASE 2 PB 5/49

MCCARTHY KYLE P & JAMIE LEIGH
2187 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0028-0000

BUILDING CHARACTERISTICS

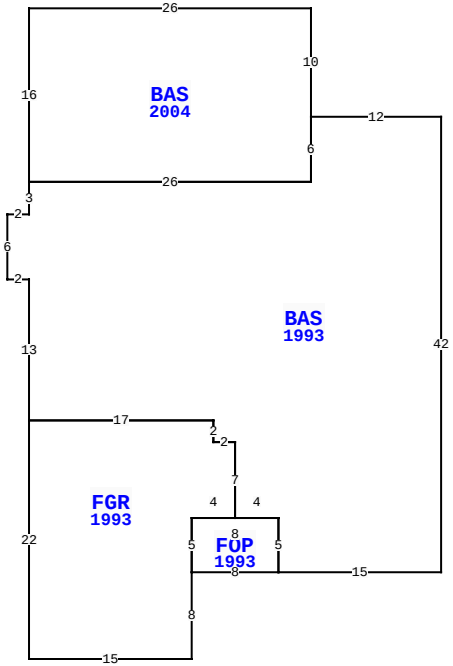
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,170	100	1993	1,170	167,371
BAS	416	100	2004	416	59,510
FGR	362	55	1993	199	28,467
FOP	40	30	1993	12	1,717
TOTALS	1,988			1,797	257,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,797	126.5000	166.98	300,063	1985	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2021 Heated Area: 1586 HX Base Yr 2021



2187 CUMBERLAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,064
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		463,264
SOH/AGL Deduction		188,231
ASSESSED VALUE		275,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,311
TOTAL JUST VALUE		463,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006889	ADDITION	16,800	04/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1577	3/04/2005	WD	U	I	21	176,000
GRANTOR: BOTTORFF ANDREW J & P						
GRANTEE: MCCARTHY KYLE P & J						
0815/1311	12/05/1997	WD	Q	I		72,500
GRANTOR: BAHRDT MANFRED H & KA						
GRANTEE: BOTTORFF ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2004] N10 W26 S16 E26 N6$ S6 W26 S3 W2 S6 E2 S13 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5$ N5 E4 N7 W2 N2 W17$ E17 S2 E2 S7 E4 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	0	0	402.00	SF	6.50	6.50	100	1985	1985	3	44	1,150	
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	20	3	60.00	SF	6.50	6.50	100	1985	1985	3	44	172	
4	0810	CONCRETE A	0	100	8	29	232.00	SF	6.50	6.50	100	2004	2004	3	83	1,252	
5	0351	CARPORT MT	0	100	8	14	112.00	SF	7.10	7.10	100	2004	2004	3	21	167	
6	0911	SCRN RM A	0	100	17	12	204.00	SF	35.00	35.00	100	2004	2004	3	21	1,499	

LAND DESCRIPTION

TOTAL OB/XF 6,200

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	0.00	0.00	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