LOT 30
IN OR 1733/1820
ISLAND GROVE PHASE 2 PB 5/49

GIFFORD DAVID C & JOSETTE
16 WILFRED AVE
TITUSVILLE, NJ 08560-1611

2025

00-00-30-0310-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

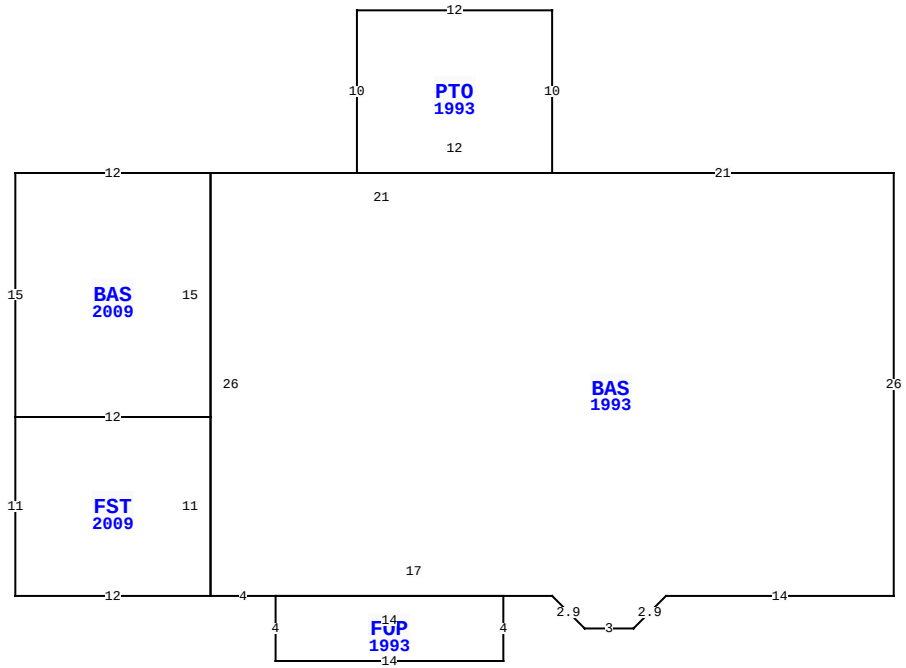
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	1993	1,102	170,346
BAS	180	100	2009	180	27,824
FOP	56	30	1993	17	2,628
FST	132	55	2009	73	11,284
PTO	120	5	1993	6	927
TOTALS	1,590			1,378	213,010

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	142.0848	187.55	258,444	1985	1985	0	0	0	17.58	82.42

1 SNGL FAM – 0% - 0 Heated Area: 1282 HX Base Yr



2163 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	213,010
TOTAL MARKET OB/XF VALUE	1,578
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	414,588
SOH/AGL Deduction	111,101
ASSESSED VALUE	303,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,487
TOTAL JUST VALUE	414,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1733/1820	4/11/2011	WD	Q	I	01	134,000
GRANTOR: HOOKE FRANCIS S ETAL						
GRANTEE: GIFFORD DAVID C & J						
1649/1447	5/26/2009	PR	U	I	19	100
GRANTOR: HOOKE CARMEN A P/R						
GRANTEE: HOOKE CARMEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N10 W12 S10 E12 $ W21
BAS=[YR=2009] W12 S15 FST=[YR=2009] S11E12 N11W12$ E12N15$
S26 E4 FOP=[YR=1993] S4 E14 N4 W14 $ E17 D2 R2 E3 R2 U2 E14
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	0810	CONCRETE A	0	0	52	9	468.00	SF	6.50	6.50	100	1985	1985	3	44	1,338	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	1985	1985	3	44	240	

LAND DESCRIPTION

TOTAL OB/XF 1,578

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	0	0006	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