LOT 31
IN OR 1692/540
ISLAND GROVE PHASE 2 PB 5/49

CORNICK RACHELLE D
2151 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0031-0000

BUILDING CHARACTERISTICS

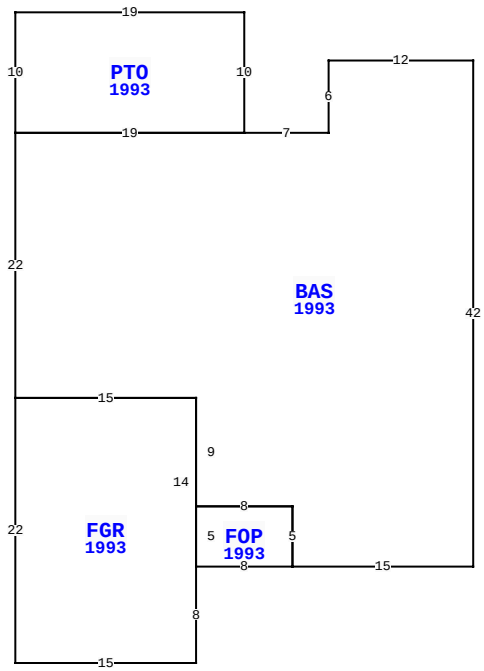
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,190	100	1993	1,190	178,326
FGR	330	55	1993	182	27,273
FOP	40	30	1993	12	1,798
PTO	190	5	1993	10	1,498
TOTALS	1,750			1,394	208,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,394	132.5168	174.92	243,838	1984	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2011 Heated Area: 1190 HX Base Yr 2011



2151 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		208,896
TOTAL MARKET OB/XF VALUE		2,439
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		411,335
SOH/AGL Deduction		280,164
ASSESSED VALUE		131,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,449
TOTAL JUST VALUE		411,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/0540	7/15/2010	WD	Q	I	01	149,000
GRANTOR: MATTINGLY WILLIAM R						
GRANTEE: CORNICK RACHELLE D						
0602/0465	7/17/1990	WD	Q	I		60,500
GRANTOR: WORMHOUDT HAZEL R						
GRANTEE: MATTINGLEY WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W7 PTO=[YR=1993] N10 W19 S10 E19 $ W19 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 $N14 W15 $ E15 S9 E8 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	51	9	459.00	SF	6.50	6.50	100	1984	1984	3	41	1,223	
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	1984	1984	3	41	520	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1984	1984	3	41	160	
4	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	1984	1984	3	41	56	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,439

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	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