LOT 32
IN OR 892/1247
ISLAND GROVE PHASE 2 PB 5/49

ZAMBRANO OFELIA
2135 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0032-0000

BUILDING CHARACTERISTICS

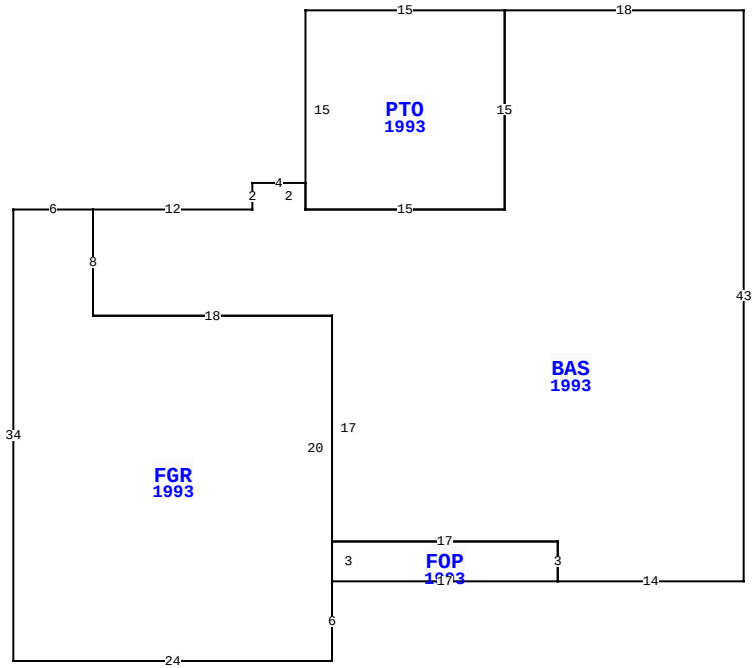
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,239	100	1993	1,239	173,558
FGR	672	55	1993	370	51,829
FOP	51	30	1993	15	2,102
PTO	225	5	1993	11	1,540
TOTALS	2,187			1,635	229,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,635	127.8570	168.77	275,939	1985	1985	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2000 Heated Area: 1239 HX Base Yr 2000



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

2135 CUMBERLAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		229,029
TOTAL MARKET OB/XF VALUE		1,944
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		430,973
SOH/AGL Deduction		315,055
ASSESSED VALUE		115,918
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		60,196
TOTAL JUST VALUE		430,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951098	H/AC	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0892/1247	7/26/1999	WD	Q	I		100,900
GRANTOR: MAHLER MARTIN						
GRANTEE: ZAMBRANO JESUS T &						
0805/1501	9/09/1997	WD	Q	I		76,000
GRANTOR: ASHTON CATHERINE R						
GRANTEE: MAHLER MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] W15 S15 E15 N15 $ S15 W15 N2 W4 S2 W12 FGR=[YR=1993] W6 S34 E24 N6 FOP=[YR=1993] E17 N3 W17 S3 $ N20 W18 N8 $ S8 E18 S17 E17 S3 E14 N43 $.

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	20	16	320.00	SF	6.50	6.50	100	1985	1985	3	44	915	
2	0811	CONCRETE B	0	100	24	3	72.00	SF	5.20	5.20	100	1985	1985	3	44	165	
3	0940	SHEDS/PORT	0	100	0	0	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 1,944

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	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