LOT 33
IN OR 2128/1776
ISLAND GROVE PHASE 2 PB 5/49

LAYMAN JUDITH J
2127 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0033-0000

NASSAU COUNTY PROPERTY

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		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

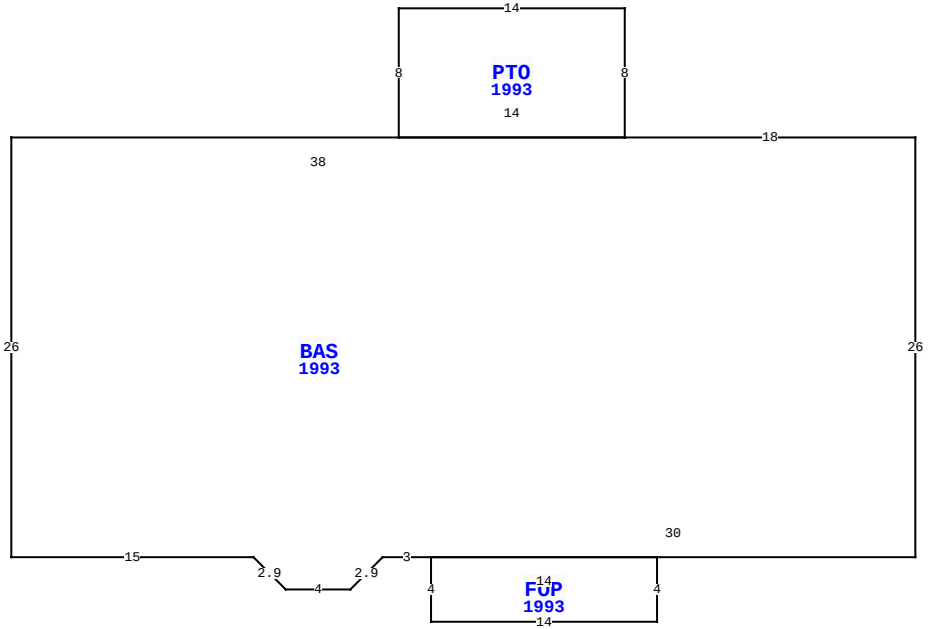
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100	1993	1,468	205,275
FOP	56	30	1993	17	2,377
PTO	112	5	1993	6	839
TOTALS	1,636			1,491	208,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,491	128.7954	170.01	253,485	1985	1985	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 2018 Heated Area: 1468 HX Base Yr 2018



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

2127 CUMBERLAND CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		208,491
TOTAL MARKET OB/XF VALUE		1,553
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		410,044
SOH/AGL Deduction		224,849
ASSESSED VALUE		185,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,473
TOTAL JUST VALUE		410,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1776	6/20/2017	DG	U	I	11	100
GRANTOR: SEGRAVES CAROLYN						
GRANTEE: LAYMAN JUDITH J						
2058/1707	7/15/2016	WD	Q	I	01	190,000
GRANTOR: CARLILE STEVEN W						
GRANTEE: SEGRAVES CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] N8 W14 S8 E14 $ W38 S26 E15 D2 R2 E4 U2 R2 E3 FOP=[YR=1993] S4 E14 N4 W14 $ E30 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	100	54	9	486.00	SF	6.50	6.50	100	1985	1985	3	44	1,390	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1985	1985	3	44	163	

LAND DESCRIPTION

TOTAL OB/XF 1,553

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