LOT 35
ISLAND GROVE PHASE 1 PB 5/44

**GABANA NICOLE**
2103 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

# 2025

**00-00-30-0310-0035-0000**

## BUILDING CHARACTERISTICS

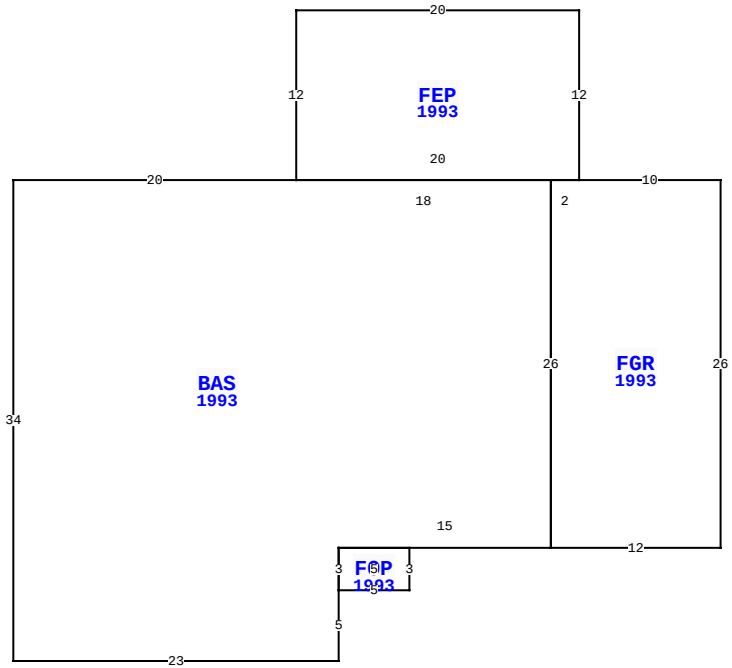
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,172 | 100 | 1993 | 1,172 | 150,103 |
| FEP | 240 | 80 | 1993 | 192 | 24,590 |
| FGR | 312 | 55 | 1993 | 172 | 22,029 |
| FOP | 15 | 30 | 1993 | 4 | 512 |
| TOTALS | 1,739 | | | 1,540 | 197,233 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,540 | 131.2587 | 173.26 | 266,820 | 1984 | 1984 | 8 | 0 | 0 | 18.08 | 73.92 |

1 SNGL FAM – 0% - 2025 Heated Area: 1172 HX Base Yr




2103 CUMBERLAND CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 197,233 |
| TOTAL MARKET OB/XF VALUE | 1,353 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 398,586 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 398,586 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 398,586 |
| TOTAL JUST VALUE | 398,586 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 359,264 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2770/463 | 2/25/2025 | WD | Q | I | 02 | 400,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: GABANA NICOLE | | | | | | |
| 2714/692 | 5/27/2024 | WD | Q | I | 01 | 436,800 |
| GRANTOR: CROSBY ASHLEY | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W10 FEP=[YR=1993] N12 W20 S12 BAS=[YR=1993] W20 S34 E23 N5 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E15 N26 W18 $ E20 $ W2 S26 E12 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 | 53 | 8 | 424.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 1,130 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 128 | |
| 3 | 1076 | TRELLIS A | 0 | 0 | 21 | 3 | 63.00 | SF | 7.50 | 7.50 | 100 | 1984 | 1984 | 3 | 20 | 95 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,353

| 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 | | 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