LOT 20
ISLAND GROVE PHASE 2 PB 5/49

HARTMAN MARY/WESOLOWSKI DAVID
2116 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

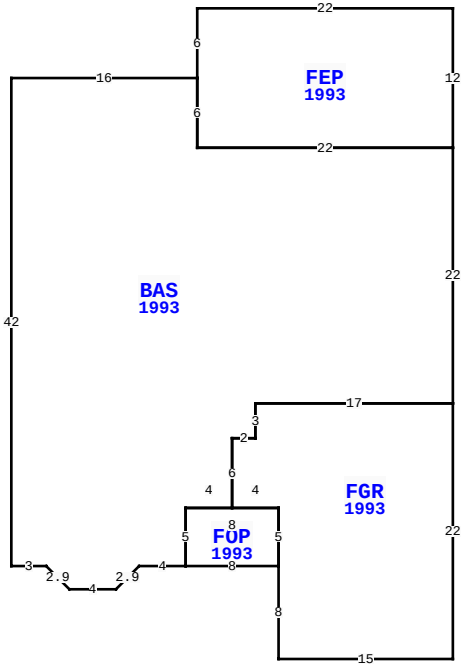
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,196	100	1993	1,196	194,290
FEP	264	80	1993	211	34,277
FGR	360	55	1993	198	32,165
FOP	40	30	1993	12	1,949
TOTALS	1,860			1,617	262,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,617	129.4992	180.00	291,060	1985	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2021 Heated Area: 1196 HX Base Yr 2021



2116 CUMBERLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	04/28/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,682
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		467,682
SOH/AGL Deduction		176,191
ASSESSED VALUE		291,491
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		190,080
TOTAL JUST VALUE		467,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011089	MECHANICAL ROLLDO	2,567	09/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0722	11/09/2020	WD	Q	I	01	320,000
GRANTOR: TRUESDALE ELIZABETH H						
GRANTEE: HARTMAN MARY & DAVI						
2406/0828	11/05/2020	WD	U	I	11	100
GRANTOR: TRUESDALE ELIZABETH H						
GRANTEE: HARTMAN MARY & DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W22 S6 BAS=[YR=1993] W16 S42 E3 D2 R2 E4 U2 R2 E4 FOP=[YR=1993] E8 FGR=[YR=1993] S8 E15 N22 W17 S3 W2 S6 E4 S5 $ N5 W8 S5 $ N5 E4 N6E2 N3 E17 N22 W22 N6 $ S6 E22 N12 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS