LOT 21
ISLAND GROVE PHASE 2 PB 5/49

BOGGS SUSAN R L/E/
2128 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

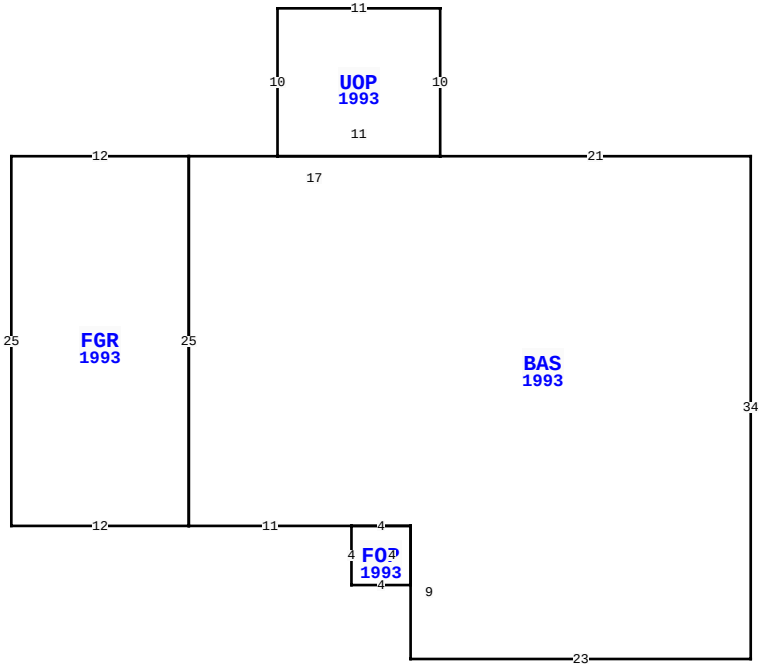
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,157	100	1993	1,157	186,384
FGR	300	55	1993	165	26,580
FOP	16	30	1993	5	806
UOP	110	20	1993	22	3,544
TOTALS	1,583			1,349	217,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,349	136.3440	189.52	255,662	1985	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2025 Heated Area: 1157 HX Base Yr 2025



2128 CUMBERLAND CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		217,313
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		424,203
SOH/AGL Deduction		2,942
ASSESSED VALUE		421,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,850
TOTAL JUST VALUE		424,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2822/110	9/30/2025	QC	U	I	11	100
GRANTOR: BOGGS SUSAN R						
GRANTEE: REHBERG SUMMER B						
2736/113	8/28/2024	QC	U	I	11	50,000
GRANTOR: BOGGS SUSAN R						
GRANTEE: REHBERT SUMMER B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N10 W11 S10 E11 $ W17
FGR=[YR=1993] W12 S25 E12 N25 $ S25 E11 FOP=[YR=1993] S4 E4 N4 W4 $ E4 S9 E23 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	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