

BRODNICK SARA
PO BOX 15095
FERNANDINA BEACH, FL 32035

2026

00-00-30-0310-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 70

12

CEDAR 30

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

08

SHT VINYL 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

0 100

05

DIST 1A 100

00

NONE 100

06

Quality Level 06

0100

SINGLE FAMILY

MKT AREA

02

2009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,104

100

1993

1,104

169,647

FEP

240

80

1993

192

29,504

FGR

312

55

1993

172

26,430

FOP

60

30

1993

18

2,766

PTO

216

5

1993

11

1,690

TOTALS

1,932

1,497

230,037

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

1

000100

C

RES

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

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,497

132.3144

183.92

275,328

1985

1990

0

0

16.45

83.55

1 SNGL FAM

0% - 2025

Heated Area: 1104

HX Base Yr

26

12

20

12

18

12

26

18

12

15

2.9

4

2.9

4

15

4

15

12

BAS

1993

FEP

1993

PTO

1993

FGR

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/28/2026

MLU

2188 CUMBERLAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

230,037

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

205,000

TOTAL MARKET VALUE

435,037

SOH/AGL Deduction

0

ASSESSED VALUE

435,037

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

435,037

TOTAL JUST VALUE

435,037

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

421,656

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R1213171

REPAIR/RRF

2,000

10/01/2012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2124/1697

6/01/2017

QC

U

I

11

100

GRANTOR: BRODNICK ALAN

GRANTEE: BRODNICK ALAN & SAR

2124/0947

6/01/2017

QC

U

I

11

100

GRANTOR: BRODNICK ALAN

GRANTEE: BRODNICK ALAN & SAR

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W18 FEP=[YR=1993] W20 S12 E20 N12 \$ S12
BAS=[YR=1993] W36 S26 E15 D2 R2 E4 U2 R2 E1 FOP=[YR=1993]
S4 E15N4 W15 \$ E18 FGR=[YR=1993] E12 N26 W12 S26\$ N26 W6 \$
E18 N12 \$.