LOT 27
IN OR 1322/1846
ISLAND GROVE PHASE 2 PB 5/49

JONES JAMES F JR
2190 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0027-0000

BUILDING CHARACTERISTICS

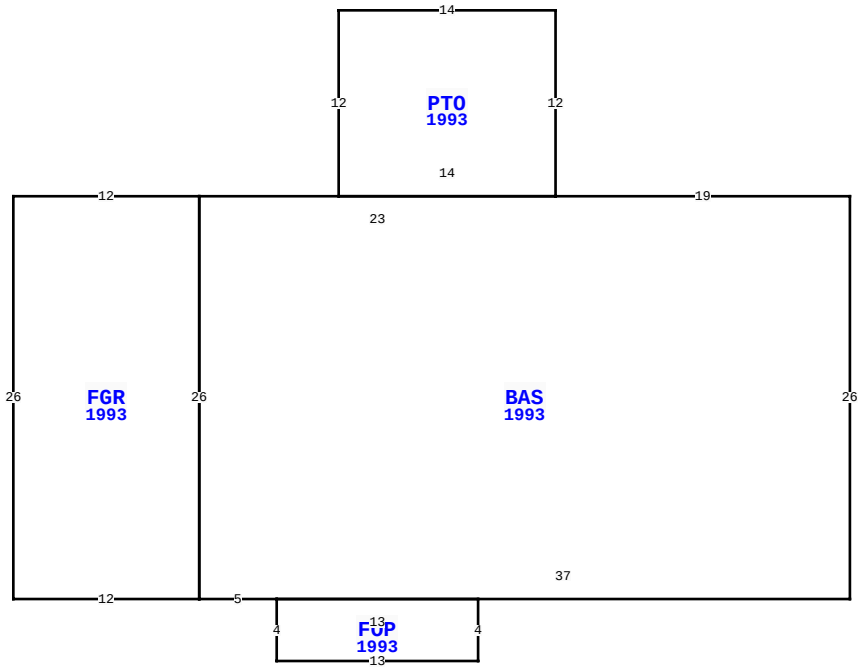
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,092	100	1993	1,092	166,747
FGR	312	55	1993	172	26,264
FOP	52	30	1993	16	2,443
PTO	168	5	1993	8	1,221
TOTALS	1,624			1,288	196,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,288	132.7560	184.53	237,675	1985	1985	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2006 Heated Area: 1092 HX Base Yr 2006



2190 CUMBERLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 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		196,676
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		401,676
SOH/AGL Deduction		277,365
ASSESSED VALUE		124,311
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		22,900
TOTAL JUST VALUE		401,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1846	6/06/2005	WD	Q	I		166,000
GRANTOR: SHIVER BRIAN & DANA						
GRANTEE: JONES JAMES F JR						
0786/0905	3/06/1997	WD	Q	I		72,500
GRANTOR: SATKOFSKY JOHN A & AN						
GRANTEE: SHIVER BRIAN & DANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N12 W14 S12 E14 $ W23
FGR=[YR=1993] W12 S26 E12 N26 $ S26 E5 FOP=[YR=1993] S4 E13
N4 W13 $ E37 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.00	0.00	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