LOT 29
IN OR 2185/1180
ISLAND GROVE PHASE 2 PB 5/49

CARTER SHERRY R L/E/
2175 CUMBERLAND COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0029-0000

BUILDING CHARACTERISTICS

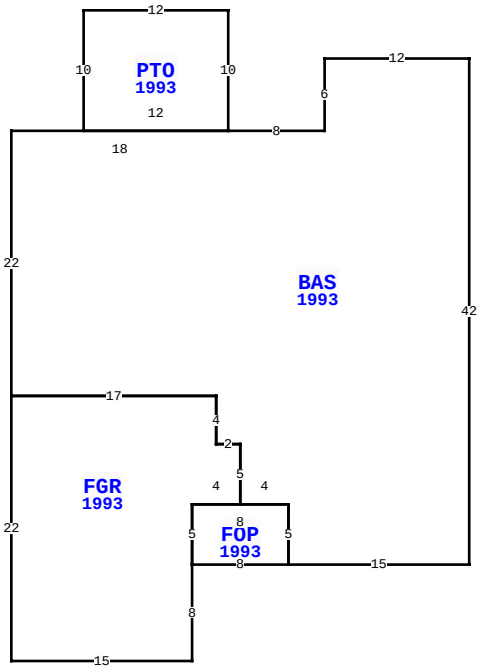
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,162	100	1993	1,162	175,342
FGR	358	55	1993	197	29,726
FOP	40	30	1993	12	1,810
PTO	120	5	1993	6	905
TOTALS	1,680			1,377	207,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,377	132.5168	184.20	253,643	1985	1985	0	0	0	18.08	81.92

1 SNGL FAM 100% - 1999 Heated Area: 1162 HX Base Yr 1999



2175 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		207,784
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		412,784
SOH/AGL Deduction		318,883
ASSESSED VALUE		93,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,490
TOTAL JUST VALUE		412,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/0377	6/06/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CARTER SHERRY R						
2185/1180	3/26/2018	LE	U	I	11	100
GRANTOR: GARBARINI SHERRY ROBE						
GRANTEE: MEDERS JACOB & ISAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W8 PTO=[YR=1993] N10 W12 S10 E12 $ W18 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E4 N5 W2 N4 W17 $ E17 S4 E2 S5 E4 S5 E15 N42 $.

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