

LOT 86
IN OR 1918/1809
EGANS BLUFF EAST PB 5/367

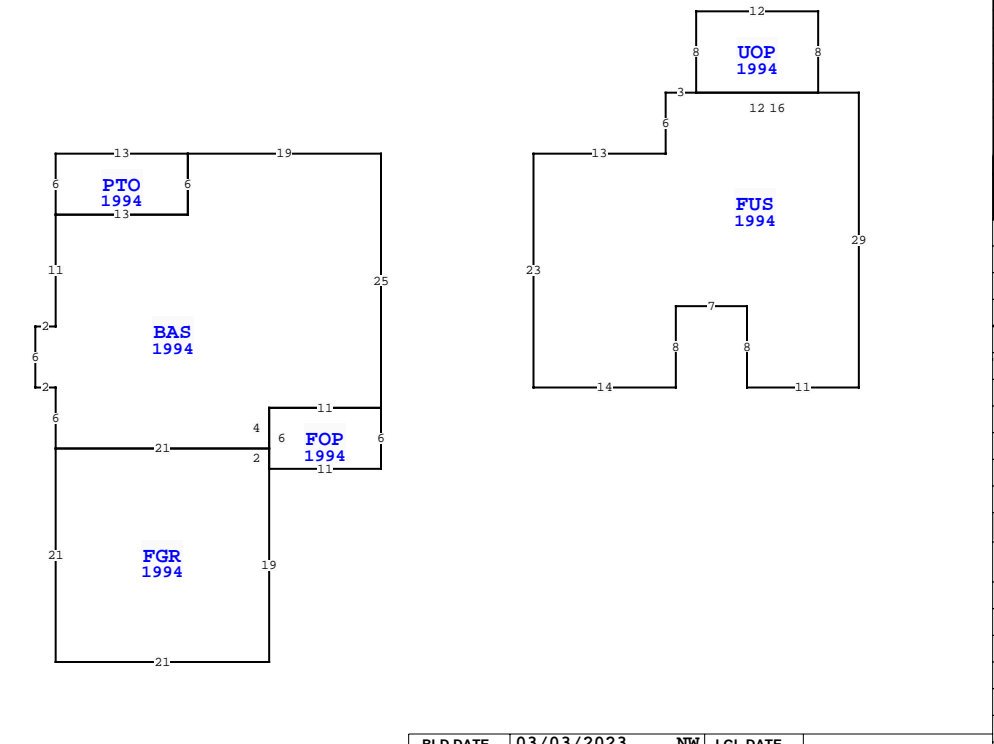
BANNISTER JEFFREY A & DEBORAH
2156 LUMINA CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0086-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,898	116.8944	105.50	200,239	1994	1994	0	0	13.65	86.35



Quality				
DOR CODE	04 Quality Level 04			
MAP NUM	0100 SINGLE FAMILY			
NEIGHBORHOOD/LOC	2026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	818	100	818	74,519
FGR	441	55	243	22,138
FOP	66	30	20	1,822
FUS	794	100	794	72,333
PTO	78	5	4	364
UOP	96	20	19	1,731
TOTALS	2,293		1,898	172,906

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			172,906
TOTAL MARKET OB/XF VALUE			4,601
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			357,507
SOH/AGL Deduction			96,201
ASSESSED VALUE			261,306
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			211,306
TOTAL JUST VALUE			357,507
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00990	NEW CONSTR	118,300	05/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1918/1809	5/22/2014	WD Q	Q	I	01	242,000
GRANTOR: ELLIOTT MARTIN E & RO						
GRANTEE: BANNISTER JEFFREY A						
1562/1667	4/24/2008	QC U	U	I	18	100
GRANTOR: ELLIOTT MARTIN E & RO						
GRANTEE: ELLIOTT MARTIN E &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
2	0812	CONCRETE C	0	100	0	1,069.00	SF	4.00	4.00	100	1994	1994	3	70	2,993	
3	0810	CONCRETE A	0	100	0	15.00	SF	6.50	6.50	100	1994	1994	3	70	68	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

TOTAL OB/XF																							
												4,601											