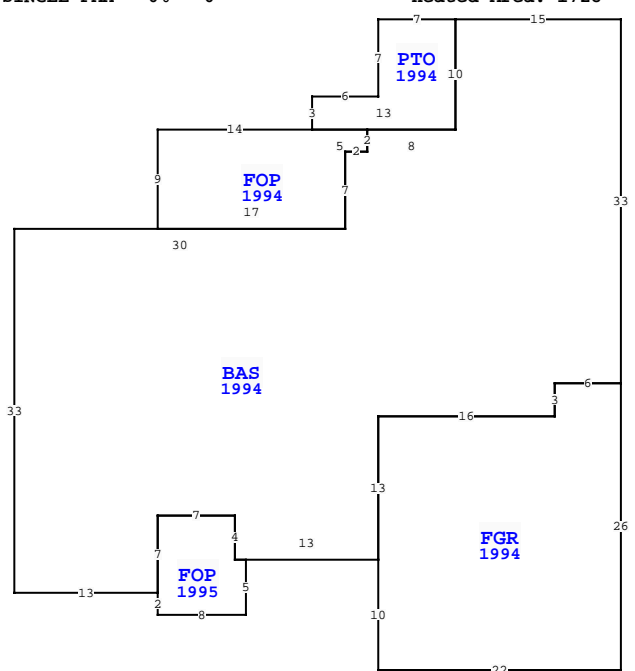


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,087	117.1800	105.75	220,700	1994	1999	0	0	0	11.63	88.37		
1 SINGLE FAM - 0% - 0 Heated Area: 1728 HX Base Yr														



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	161,484
FGR	524	55	288	26,914
FOP	157	30	47	4,392
FOP	68	30	20	1,869
PTO	88	5	4	374
TOTALS	2,565		2,087	195,033

2144 LUMINA CT, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0811	CONCRETE B	0	0	45	19		5.20	5.20	100	1994	1994	3	70	3,112	
2	0810	CONCRETE A	0	0	21	3		6.50	6.50	100	1994	1994	3	70	287	
3	0500	FP-PRE FAB	0	0	0	0		3,500.00	3,500.00	100	1994	1994	3	77	2,695	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			195,033
TOTAL MARKET OB/XF VALUE			6,094
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			381,127
SOH/AGL Deduction			36,369
ASSESSED VALUE			344,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			344,758
TOTAL JUST VALUE			381,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213069	ROOF	15,800	08/01/2012
B00839	NEW CONSTR	76,820	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE	
0730/0035	5/22/1995	WD Q	Q I		124,000	
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: TERKEURST MELVIN E						
0699/0272	2/25/1994	WD U	V 09		67,500	
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W15 PTO=[YR=1994] W7 S7 W6 S3 FOP=[YR=1994] W14 S9 E17 N7 E2 N2 W5 \$ E13 N10 \$ S10 W8 S2 W2 S7 W30 S33 E13 FOP=[YR=1995] S2 E8 N5 W1 N4 W7 S7 \$ N7 E7 S4 E13 FGR=[YR=1994] S10 E22 N26 W6 S3 W16 S13 \$ N13 E16 N3 E6 N33 \$

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							