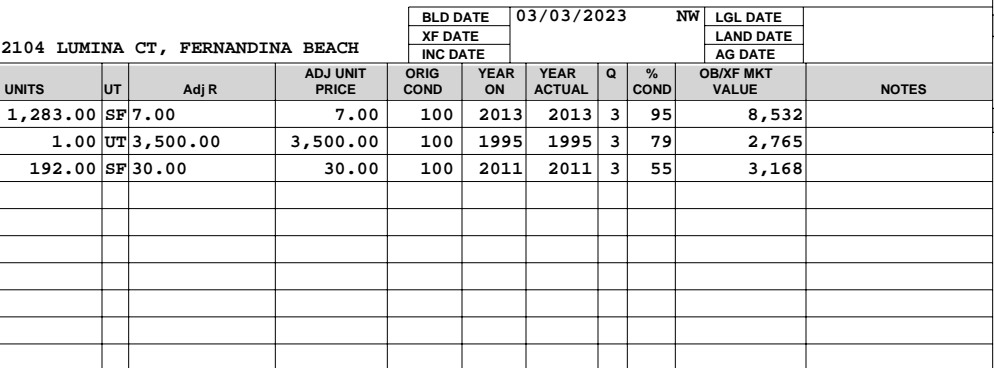


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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	2,359	108.9711	98.35	232,008	1995	1995	0	0	0	13.33	86.67
1 SINGLE FAM - 100% - 1996 Heated Area: 1925 HX Base Yr 1996												



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	1,925	100	1,925	164,087
FGR	630	55	346	29,493
FOP	78	30	23	1,960
FOP	211	30	63	5,370
PTO	50	5	2	171
TOTALS	2,894		2,359	201,081

2104 LUMINA CT, FERNANDINA BEACH												
BLD DATE	03/03/2023	NW	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			201,081
TOTAL MARKET OB/XF VALUE			14,465
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			395,546
SOH/AGL Deduction			214,159
ASSESSED VALUE			181,387
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			131,387
TOTAL JUST VALUE			395,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25338	ADDITION	7,421	11/01/2011
B9501651	NEW CONSTR	132,000	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0860	5/26/1995	WD Q	Q	I		132,100

GRANTOR: ATLANTIC BUILDERS
GRANTEE: HOAG GREGORY A & DI
0720/1978 12/30/1994 RD U V 09 45,000
GRANTOR: MIDLAND GROUP
GRANTEE: ATLANTIC BUILDERS I

BUILDING NOTES	

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	0855	CONC PAVER	0	100	0	1,283.00	SF	7.00	7.00	100	2013	2013	3	95	8,532	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0940	SHEDS/PORT	0	100	0	192.00	SF	30.00	30.00	100	2011	2011	3	55	3,168	

LAND DESCRIPTION		TOTAL OB/XF 14,465																						
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							