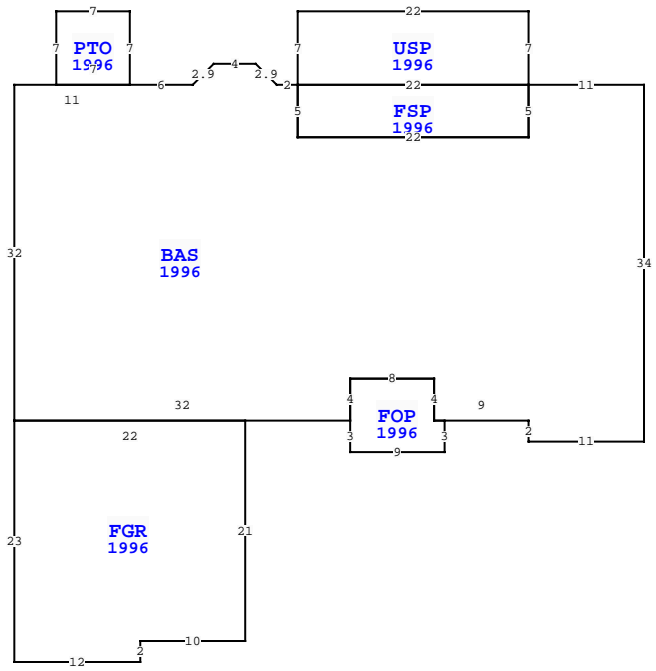


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating 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	
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
BAS	1,812	100	1,812
FGR	486	55	267
FOP	59	30	18
FSP	110	40	44
PTO	49	5	2
USP	154	30	46
TOTALS	2,670		2,189
			197,780

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,189	111.6465	100.76	220,564	1996	2001	0	0	10.33	89.67	
1 SINGLE FAM - 100% - 2005 Heated Area: 1812 HX Base Yr 2005												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			197,780
TOTAL MARKET OB/XF VALUE			8,855
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			386,635
SOH/AGL Deduction			194,244
ASSESSED VALUE			192,391
TOTAL EXEMPTION VALUE	HX HB WR	55,000	
BASE TAXABLE VALUE			137,391
TOTAL JUST VALUE			386,635
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502215	NEW CONSTR	124,000	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1230/0246	5/12/2004	WD Q	Q	I		222,500
GRANTOR: RILEY ROBERT D & MARS						
GRANTEE: SULLIVAN DONNA M &						
0934/1768	6/02/2000	WD Q	Q	I		163,000
GRANTOR: CHAMBLIN ALEXANDER JR						
GRANTEE: RILEY ROBERT D & MA						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	1,439.00	SF	4.00	4.00	100	1996	1996	3	73	4,202	
3	0810	CONCRETE A	0	100	0	380.00	SF	6.50	6.50	100	1997	1997	3	75	1,853	

TOTAL OB/XF												
2115 LUMINA CT, FERNANDINA BEACH												
BLD DATE	03/03/2023	NW	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
BAS=[YR=1996] W11 USP=[YR=1996] N7 W22 S7 FSP=[YR=1996] S5 E22 N5 W22\$ E22\$ S5 W22 N5 W2 U2 L2 W4 D2 L2 W6 PTO=[YR=1996] N7 W7 S7 E7\$ W11 S32 FGR=[YR=1996] S23 E12 N2 E10 N21 W22\$ E32 FOP=[YR=1996] S3 E9 N3 W1 N4 W8 S4\$ N4 E8 S4 E9 S2 E11 N34\$.			

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							