

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,144	100	2,144
FGR	441	55	243
FOP	87	30	26
FOP	126	30	38
USP	198	30	59
TOTALS	2,996		2,510
			211,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,510	107.4528	96.98	243,420	1995	1995	0	0	13.25	86.75

1 SINGLE FAM - 100% - 2004 Heated Area: 2144 HX Base Yr 2004

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			211,167
TOTAL MARKET OB/XF VALUE			14,956
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			406,123
SOH/AGL Deduction			197,972
ASSESSED VALUE			208,151
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			158,151
TOTAL JUST VALUE			406,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107914	XFOB	3,000	01/01/2001
B9502132	NEW CONSTR	0	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1165	10/20/2003	WD Q	Q	I		226,500
GRANTOR: SKINNER MICHAEL W & L						
GRANTEE: MOECKEL ANDREW & DE						
0746/1429	12/19/1995	WD Q	Q	I		121,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SKINNER MICHAEL W &						

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	100	0	746.00	SF	5.20	5.20	100	1995	1995	3	72	2,793	
2	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	1995	1995	3	72	206	
3	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2002	2002	3	32	9,139	
4	0845	KOOL DECK	0	100	0	384.00	SF	7.25	7.25	100	2002	2002	3	83	2,311	
5	0940	SHEDS/PORT	0	100	10	120.00	SF	20.10	20.10	100	2002	2002	3	21	507	

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

2143 LUMINA CT, FERNANDINA BEACH

BUILDING NOTES			

BUILDING DIMENSIONS			
USP=[YR=2009] N11 W18 S11 E18 \$ FOP=[YR=1995] W18			
BAS=[YR=1995] W36 S49 E16 FOP=[YR=1995] S4 E18 FGR=[YR=1995]			
E20 N26 W6 S6 W9 N1 W5 S21 \$ N7 W5 S3 W13 \$ E13 N3 E5 N14 E5			
S1 E9 N6 E6 N20 W18 N7\$ S7 E18 N7 \$.			

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	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							