

LOT 86  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

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

**2024**

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

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,898	128.0272	160.03	303,737	1994	1994	0	0	14.15	85.85



NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
2026.00	818	100	818	112,382
BAS	441	55	243	33,384
FGR	66	30	20	2,748
FUS	794	100	794	109,084
PTO	78	5	4	549
UOP	96	20	19	2,611
<b>TOTALS</b>	<b>2,293</b>		<b>1,898</b>	<b>260,758</b>

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			260,758
TOTAL MARKET OB/XF VALUE			4,494
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			445,252
SOH/AGL Deduction			176,107
ASSESSED VALUE			269,145
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			219,145
TOTAL JUST VALUE			445,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,507

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	76	1,520	
2	0812	CONCRETE C	0	100	0	1,069.00	SF	4.00	4.00	100	1994	1994	3	68	2,908	
3	0810	CONCRETE A	0	100	0	15.00	SF	6.50	6.50	100	1994	1994	3	68	66	

TOTAL OB/XF												4,494												
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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							