

LOT 89
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

VOLLENWEIDER MARY D
2128 LUMINA COURT
FERNANDINA BEACH, FL 32034

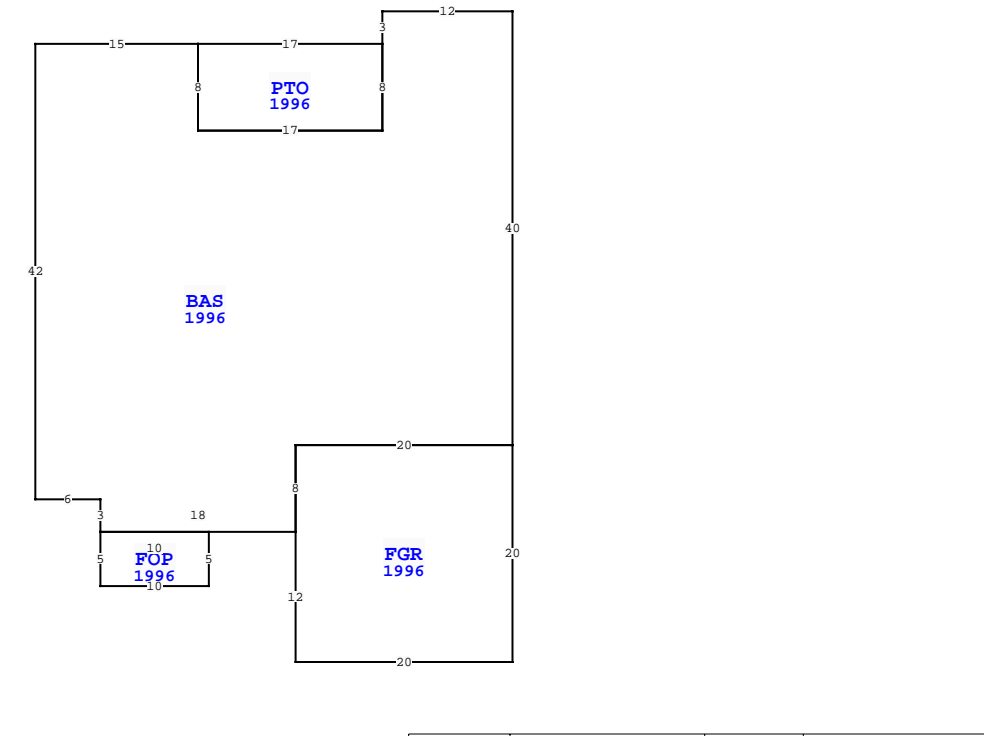
2024

00-00-30-021E-0089-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floo	13	LVT/LAMNT	50
Interior Floo	14	CARPET	50
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		
0900	01	1,944	124.5335	155.67	302,622	1996	1996		0	0	13.00	87.00	



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			263,281	
TOTAL MARKET OB/XF VALUE			2,515	
TOTAL LAND VALUE - MARKET			180,000	
TOTAL MARKET VALUE			445,796	
SOH/AGL Deduction			263,114	
ASSESSED VALUE			182,682	
TOTAL EXEMPTION VALUE	HX HB WX	55,000		
BASE TAXABLE VALUE			127,682	
TOTAL JUST VALUE			445,796	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			357,106	

Quality	06	Quality Level 06		
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	1,702	100	1,702	230,507
FGR	400	55	220	29,795
FOP	50	30	15	2,031
PTO	136	5	7	948
TOTALS	2,288		1,944	263,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007053	ADDITION	2,625	04/01/2000
B9502444	NEW CONSTR	81,941	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0793	12/06/2001	WD	Q	I		172,900
GRANTOR: BERGMAN DONALD A & AU						
GRANTEE: VOLLENWEIDER HENRY						
0840/1530	7/13/1998	WD	Q	I		132,000
GRANTOR: PARESI ROBERT						
GRANTEE: BERGMAN DONALD A &						

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	568.00	SF	5.20	5.20	100	1996	1996	3	72	2,127	
2	0810	CONCRETE A	0	100	0	83.00	SF	6.50	6.50	100	1996	1996	3	72	388	

TOTAL OB/XF														2,515	
2128 LUMINA CT, FERNANDINA BEACH															
BLD DATE		03/03/2023		NW		LGL DATE				LAND DATE				AG DATE	
XF DATE						INC DATE									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1996] W12 S3 PTO=[YR=1996] W17 S8 E17 N8 \$ S8 W17 N8 W15 S42 E6 S3 FOP=[YR=1996] S5 E10 N5 W10 \$ E18 FGR=[YR=1996] S12 E20 N20 W20 S8 \$ N8 E20 N40 \$.													

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