

LOT 90
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

GAGNE EDWARD G & DARLENE C
2116 LUMINA CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0090-0000



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 Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,360	100	1,360
FGR	612	55	337
FOP	42	30	13
FUS	1,152	100	1,152
TOTALS	3,166		2,862

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,862	119.6000	149.50	427,869	1995	1995	0	0	13.75	86.25

1 SNGL FAM - 100% - 1996 Heated Area: 2512 HX Base Yr 1996

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			369,037
TOTAL MARKET OB/XF VALUE			17,036
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			566,073
SOH/AGL Deduction			316,252
ASSESSED VALUE			249,821
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			199,821
TOTAL JUST VALUE			566,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615130	ROOF	7,840	07/01/2016
B15791	ADDITION	8,900	08/01/2005
B9502030	SWIM POOL	10,100	06/01/1995
B9501603	NEW CONSTR	150,000	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0024	5/22/1995	WD	Q	I		150,800

GRANTOR: ATLANTIC BUILDERS
GRANTEE: GAGNE EDWARD G & DA
0720/1978 12/30/1994 RD U V 09 45,000
GRANTOR: MIDLAND GROUP
GRANTEE: ATLANTIC BUILDERS I

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	1995	1995	3	77	1,540	
2	0812	CONCRETE C	0	100	0	1,117.00	SF	4.00	4.00	100	1995	1995	3	70	3,128	
3	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	1995	1995	3	70	41	
4	0861	POOL GUNIT	0	100	14	420.00	SF	85.00	85.00	100	1995	1995	3	20	7,140	
5	0845	KOOL DECK	0	100	0	593.00	SF	7.25	7.25	100	1995	1995	3	70	3,009	
6	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
7	0755	FSP	0	100	0	312.00	SF	20.00	20.00	100	2005	2005	3	24	1,498	
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	

TOTAL OB/XF										17,036						
2116 LUMINA CT, FERNANDINA BEACH										BLD DATE	03/03/2023	NW	LGL DATE			
										XF DATE			LAND DATE			
										INC DATE			AG DATE			

BUILDING NOTES									
BAS=[YR=1995] W12 N6 W30 S14 W2 S6 E2 S6 FGR=[YR=1995] S11 W6 S22 E22 N27 W8 N6 W8 \$ E8 S6 E8 S3 E6 FOP=[YR=1995] S5 E9 N2 W1 N3 W8 \$ E8 S3 E3 S2 E5 N2 E4 N32 \$ PTR= E15 FUS=[YR=1995] E16 S9 E14 N12 E12 S21 W12 N1 W14 S11 W4 S7 E4 S10 W4 S5 W14 N18 E2 N32 \$ W15 \$.									

LAND DESCRIPTION										TOTAL OB/XF										17,036				
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							