

LOT 91
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

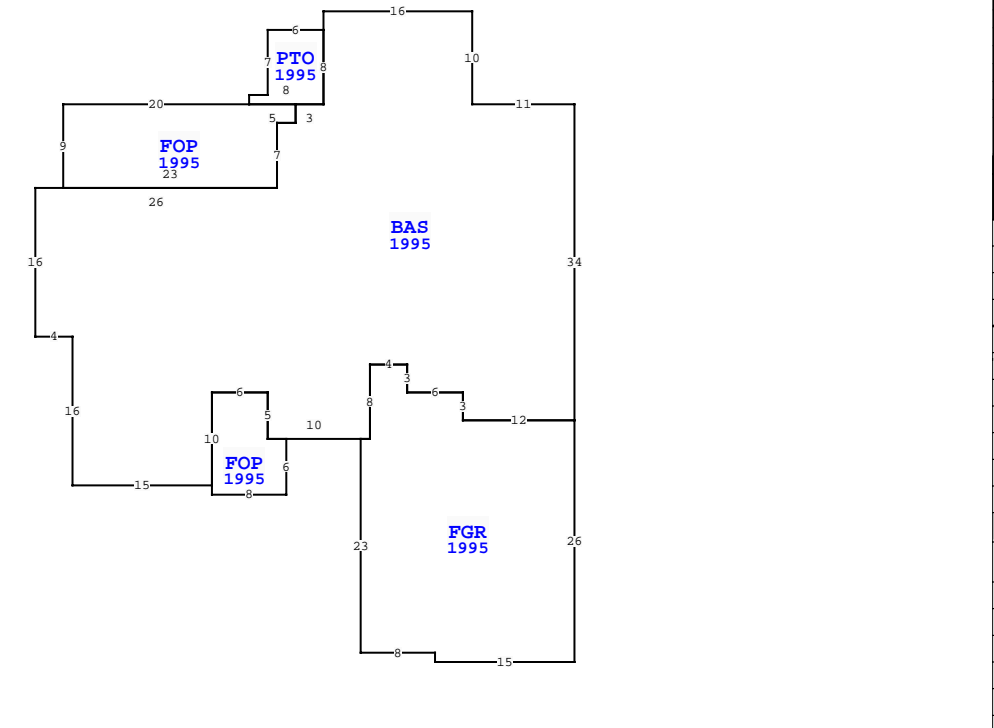
HOAG GREGORY A & DIANE B
2104 LUMINA CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0091-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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	08 SHT VINYL 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,359	119.3493	149.19	351,939	1995	1995	0	0	13.83	86.17



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	1,925	100	1,925	247,472
FGR	630	55	346	44,481
FOP	78	30	23	2,956
FOP	211	30	63	8,099
PTO	50	5	2	257
TOTALS	2,894		2,359	303,266

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	0855	CONC PAVER	0	100	0	1,283.00	SF	7.00	7.00	100	2013	2013	3	94	8,442	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
3	0940	SHEDS/PORT	0	100	0	192.00	SF	30.00	30.00	100	2011	2011	3	50	2,880	

EXTRA FEATURES		2104 LUMINA CT, FERNANDINA BEACH	
BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			303,266
TOTAL MARKET OB/XF VALUE			14,017
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			497,283
SOH/AGL Deduction			310,454
ASSESSED VALUE			186,829
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			136,829
TOTAL JUST VALUE			497,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25338	ADDITION	7,421	11/01/2011
B9501651	NEW CONSTR	132,000	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0860	5/26/1995	WD	Q	I		132,100

GRANTOR: ATLANTIC BUILDERS
GRANTEE: HOAG GREGORY A & DI
0720/1978 12/30/1994 RD U V 09 45,000
GRANTOR: MIDLAND GROUP
GRANTEE: ATLANTIC BUILDERS I

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W11 N10 W16 S2 PTO=[YR=1995] W6 S7 W2 S1 FOP=[YR=1995] W20 S9 E23 N7 E2 N2 W5 \$ E8 N8 \$ S8 W3 S2 W2 S7 W26 S16 E4 S16 E15 FOP=[YR=1995] S1 E8 N6 W2 N5 W6 S10 \$ N10 E6 S5 E10 FGR=[YR=1995] S23 E8 S1 E15 N26 W12 N3 W6 N3 W4 S8 W1 \$ E1 N8 E4 S3 E6 S3 E12 N34 \$.	

LAND DESCRIPTION		TOTAL OB/XF 14,017																						
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							