

LOT 94  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

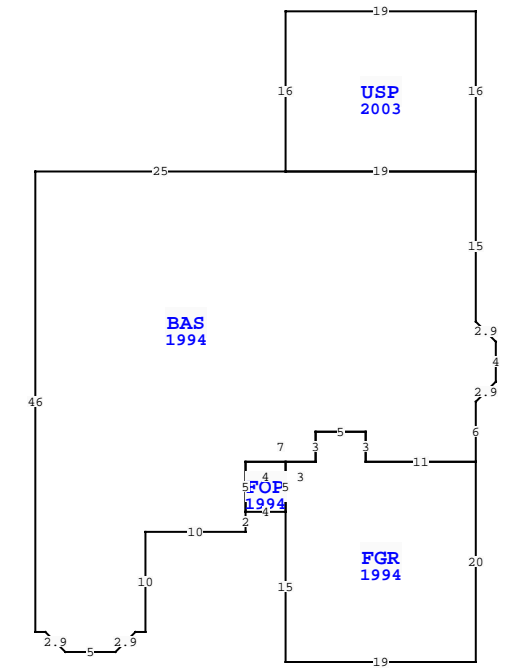
WOICIECHOWSKI PETER & KATHLEEN  
2129 LUMINA CT  
FERNANDINA BEACH, FL 32034

**2024**

00-00-30-021E-0094-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	10	ABOVE AVG	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
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
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	1,544	100	1,544
FGR	395	55	217
FOP	20	30	6
USP	304	30	91
TOTALS	2,263		1,858
			256,649

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,858	125.4351	156.79	291,316	1994	1999	0	0	0	11.90	88.10
1 SNGL FAM - 100% - 1997 Heated Area: 1544 HX Base Yr 1997												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		256,649	
TOTAL MARKET OB/XF VALUE		16,212	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		452,861	
SOH/AGL Deduction		262,332	
ASSESSED VALUE		190,529	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		140,529	
TOTAL JUST VALUE		452,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311907	ADDITION	5,150	11/01/2003
B9704278	SWIM POOL	9,500	09/01/1997
B9401202	NEW CONSTR	113,600	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0253	11/18/1996	WD	Q	I		116,500
GRANTOR: STAMOS NICHOLAS P & N						
GRANTEE: WOICIECHOWSKI PETER						
0718/1757	11/23/1994	WD	Q	I		110,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: STAMOS NICHOLAS P &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	47	16	752.00	SF	5.20	5.20	100	1994
2	0810	CONCRETE A	0 100	22	4	88.00	SF	6.50	6.50	100	1994
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	1997
5	0845	KOOL DECK	0 100	0	0	400.00	SF	7.25	7.25	100	1997
6	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	1998
7	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1998
8	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1998
9	0810	CONCRETE A	0 100	0	0	122.00	SF	6.50	6.50	100	1994

TOTAL OB/XF												16,212			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT					

BUILDING NOTES											
USP=[YR=2003] W19 S16 BAS=[YR=1994] W25 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10N2 FOP=[YR=1994] E4 FGR=[YR=1994] S15 E19 N20W11 N3 W5 S3 W3 S5 \$ N5 W4S5 \$N5 E7 N3 E5 S3 E11 N6 R2 U2 N4 U2 L2 N15 W19 \$ E19 N16 \$ .											

BUILDING DIMENSIONS											
USP=[YR=2003] W19 S16 BAS=[YR=1994] W25 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10N2 FOP=[YR=1994] E4 FGR=[YR=1994] S15 E19 N20W11 N3 W5 S3 W3 S5 \$ N5 W4S5 \$N5 E7 N3 E5 S3 E11 N6 R2 U2 N4 U2 L2 N15 W19 \$ E19 N16 \$ .											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	180,000.00	180,000.00	180,000							