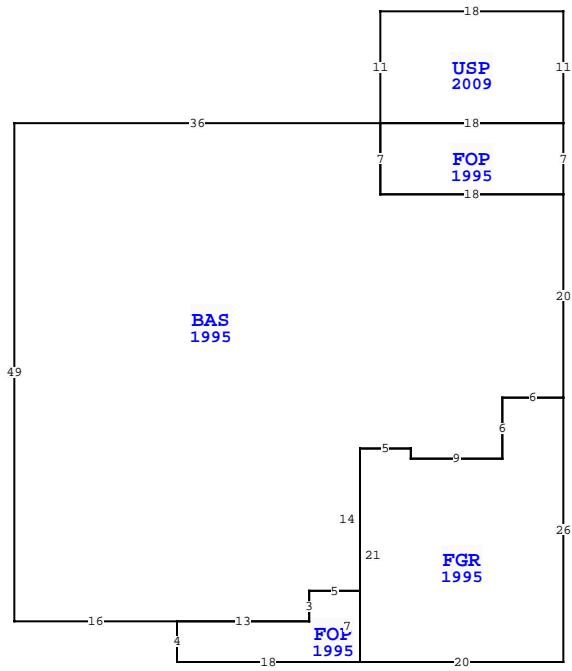


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	2,144	100	2,144
FGR	441	55	243
FOP	87	30	26
FOP	126	30	38
USP	198	30	59
TOTALS	2,996		2,510

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,510	117.6864	147.11	369,246	1995	1995	0	0	13.75	86.25
1 SNGL FAM - 100% - 2004										Heated Area: 2144	HX Base Yr 2004



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		318,475	
TOTAL MARKET OB/XF VALUE		13,962	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		512,437	
SOH/AGL Deduction		298,041	
ASSESSED VALUE		214,396	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		159,396	
TOTAL JUST VALUE		512,437	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107914	XFOB	3,000	01/01/2001
B9502132	NEW CONSTR	0	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1165	10/20/2003	WD	Q	I		226,500
GRANTOR: SKINNER MICHAEL W & L						
GRANTEE: MOECKEL ANDREW & DE						
0746/1429	12/19/1995	WD	Q	I		121,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SKINNER MICHAEL W &						

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	746.00	SF	5.20	5.20	100	1995	1995	3	70	2,715	
2	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	1995	1995	3	70	200	
3	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2002	2002	3	29	8,282	
4	0845	KOOL DECK	0	100	0	384.00	SF	7.25	7.25	100	2002	2002	3	82	2,283	
5	0940	SHEDS/PORT	0	100	10	120.00	SF	20.10	20.10	100	2002	2002	3	20	482	

BLD DATE		03/03/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
2143 LUMINA CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
USP=[YR=2009] N11 W18 S11 E18 \$ FOP=[YR=1995] W18	
BAS=[YR=1995] W36 S49 E16 FOP=[YR=1995] S4 E18 FGR=[YR=1995]	
E20 N26 W6 S6 W9 N1 W5 S21 \$ N7 W5 S3 W13 \$ E13 N3 E5 N14 E5	
S1 E9 N6 E6 N20 W18 N7\$ S7 E18 N7 \$.	

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							