

LOT 96  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

ANKERSEN BENJAMIN F & JUDITH H L/E/  
2157 LUMINA COURT  
FERNANDINA BEACH, FL 32034

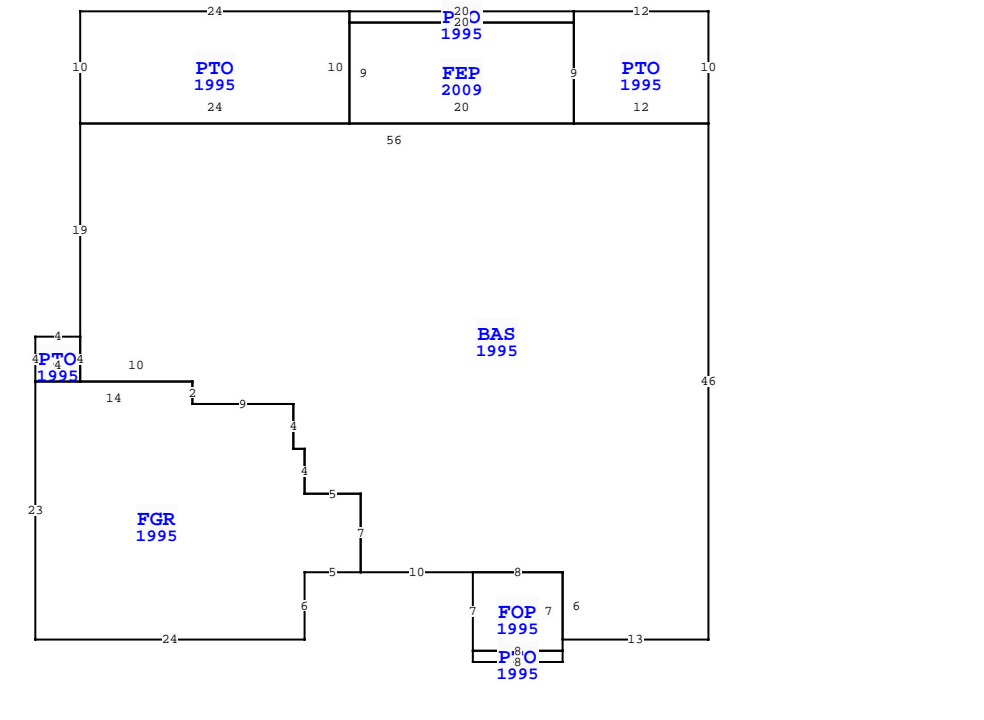
2024

00-00-30-021E-0096-0000



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	11	CLAY TILE 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	2,458	119.7840	149.73	368,036	1995	1995	0	0	0	13.83	86.17		
1 SNGL FAM - 100% - 1998 Heated Area: 1967 HX Base Yr 1998														



QUALITY	CD	QUALITY LEVEL		
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	1,967	100	1,967	253,787
FEP	180	80	144	18,579
FGR	563	55	310	39,997
FOP	56	30	17	2,193
PTO	8	5	0	0
PTO	16	5	1	129
PTO	20	5	1	129
PTO	120	5	6	774
PTO	240	5	12	1,548
TOTALS	3,170		2,458	317,137

2157 LUMINA CT, FERNANDINA BEACH

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

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	852.00	SF	5.20	5.20	100	1995	1995	3	70	3,101	
2	0810	CONCRETE A	0	100	0	206.00	SF	6.50	6.50	100	1995	1995	3	70	937	

TOTAL OB/XF 4,038

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH 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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		317,137	
TOTAL MARKET OB/XF VALUE		4,038	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		501,175	
SOH/AGL Deduction		297,989	
ASSESSED VALUE		203,186	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		153,186	
TOTAL JUST VALUE		501,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313520	REPAIR/RRF	18,500	06/01/2013
B9502099	NEW CONSTR	133,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/558	12/15/2023	LE	U	I	11	100

GRANTOR: ANKERSEN BENJAMIN F &  
GRANTEE: ADAMS CAROL  
0745/0064 11/28/1995 WD Q I 132,100  
GRANTOR: ATLANTIC BUILDERS INC  
GRANTEE: ANKERSEN BENJAMIN F

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1995] W12 PTO=[YR=1995] W20 PTO=[YR=1995] W24 S10 BAS=[YR=1995] S19 PTO=[YR=1995] W4 S4 FGR=[YR=1995] S23 E24 N6 E5 N7 W5 N4 W1 N4 W9 N2 W14 \$ E4 N4 \$ S4 E10 S2 E9 S4 E1 S4 E5 S7 E10 FOP=[YR=1995] S7 PTO=[YR=1995] S1 E8 N1 W8 \$ E8 N7 W8 \$ E8 S6 E13 N46 W56 \$ E24 N10\$ S1 E20 N1 \$ S1 FEP=[YR=2009] S9 W20 N9 E20 \$ S9 E12 N10 \$ .	