

LOT 88  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

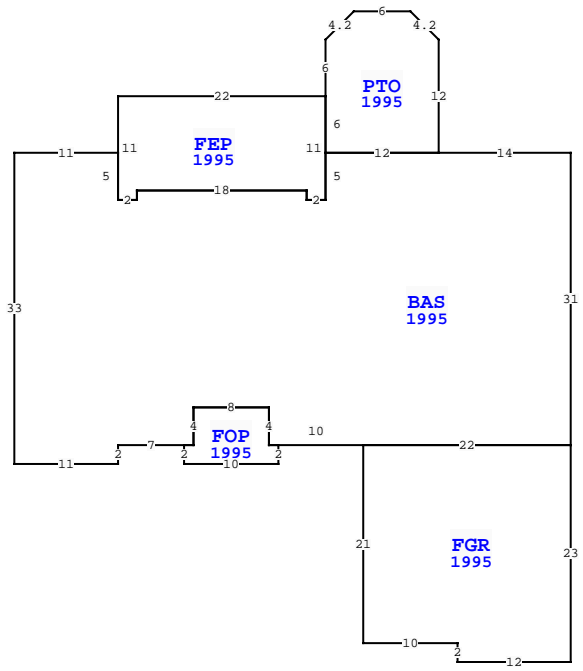
ARMAS JOSEPH M & LESLIE M  
9246 SUNRISE BREEZE CT  
JACKSONVILLE, FL 32256

**2025**

00-00-30-021E-0088-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 60				
Interior Floor	14 CARPET 40				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	1995	1,727	256,572
FEP	224	80	1995	179	26,593
FGR	486	55	1995	267	39,667
FOP	52	30	1995	16	2,377
PTO	171	5	1995	9	1,337
TOTALS	2,660			2,198	326,545

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,198	131.6336	173.76	381,924	1995	1995	0	0	14.50	85.50	
1 SNGL FAM - 0% - 0 Heated Area: 1727 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	326,545		
TOTAL MARKET OB/XF VALUE	3,330		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	509,875		
SOH/AGL Deduction	26,790		
ASSESSED VALUE	483,085		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	483,085		
TOTAL JUST VALUE	509,875		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	508,878		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21081	REMODEL	3,967	02/01/2008
B9603453	ADDITION	4,475	11/01/1996
B9603235	REPAIR/RRF	300	09/01/1996
B9502018	NEW CONSTR	118,875	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0516	7/09/2021	WD Q	Q	I	01	470,000
GRANTOR: KIROUAC ROGER L & DAR						
GRANTEE: ARMAS JOSEPH M & LE						
1854/0190	4/30/2013	WD Q	Q	I	02	240,000
GRANTOR: MASON JOAN G						
GRANTEE: KIROUAC ROGER L & D						

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	0812	CONCRETE C	0	0	0	1,182.00	SF	4.00	4.00	100	1995	1995	3	68	3,215	
2	0810	CONCRETE A	0	0	0	26.00	SF	6.50	6.50	100	1995	1995	3	68	115	

2132 LUMINA CT, FERNANDINA BEACH

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

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1995] W14 PTO=[YR=1995] N12 U3 L3 W6 D3 L3 S6												
FEP=[YR=1995] W22 S11 E2 N1 E18 S1 E2 N11\$ S6 E12\$ W12 S5 W2												
N1 W18 S1 W2 N5 W11 S33 E11 N2E7FOP=[YR=1995] S2 E10 N2 W1 N4												
W8 S4 W1\$ E1 N4 E8 S4 E10 FGR=[YR=1995] S21 E10 S2 E12 N23												
W22 \$ E22 N31 \$ .												

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	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000								