

LOT 89
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

VOLLENWEIDER MARY D
2128 LUMINA COURT
FERNANDINA BEACH, FL 32034

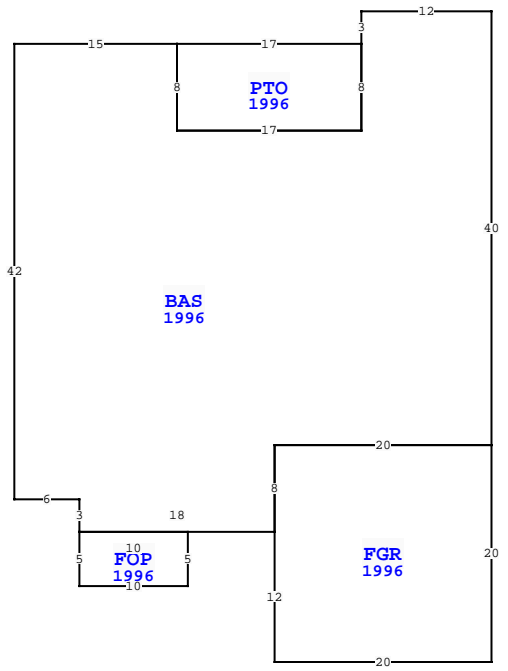
2025

00-00-30-021E-0089-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floo	13	LVT/LAMNT	50
Interior Floo	14	CARPET	50
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
BAS	1,702	100	1996
FGR	400	55	1996
FOP	50	30	1996
PTO	136	5	1996
TOTALS	2,288		
			1,944
			276,415

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,944	124.5335	164.38	319,555	1996	1996	0	0	13.50	86.50
1 SNGL FAM - 100% - 2002 Heated Area: 1702 HX Base Yr 2002											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			276,415
TOTAL MARKET OB/XF VALUE			2,446
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			458,861
SOH/AGL Deduction			270,881
ASSESSED VALUE			187,980
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			132,258
TOTAL JUST VALUE			458,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014287	PATIO COVER ON EX	2,075	12/31/2024
B007053	ADDITION	2,625	04/01/2000
B9502444	NEW CONSTR	81,941	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0793	12/06/2001	WD	Q	I		172,900
GRANTOR: BERGMAN DONALD A & AU						
GRANTEE: VOLLENWEIDER HENRY						
0840/1530	7/13/1998	WD	Q	I		132,000
GRANTOR: PARESI ROBERT						
GRANTEE: BERGMAN DONALD A &						

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	0	568.00	SF	5.20	5.20	100	1996
2	0810	CONCRETE A	0	100	0	83.00	SF	6.50	6.50	100	1996

TOTAL OB/XF												2,446			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
03/03/2023			NW												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W12 S3 PTO=[YR=1996] W17 S8 E17 N8 \$ S8 W17 N8 W15 S42 E6 S3 FOP=[YR=1996] S5 E10 N5 W10 \$ E18 FGR=[YR=1996] S12 E20 N20 W20 S8 \$ N8 E20 N40 \$.											

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	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							