

LOT 90
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

GAGNE EDWARD G & DARLENE C
2116 LUMINA CT
FERNANDINA BEACH, FL 32034

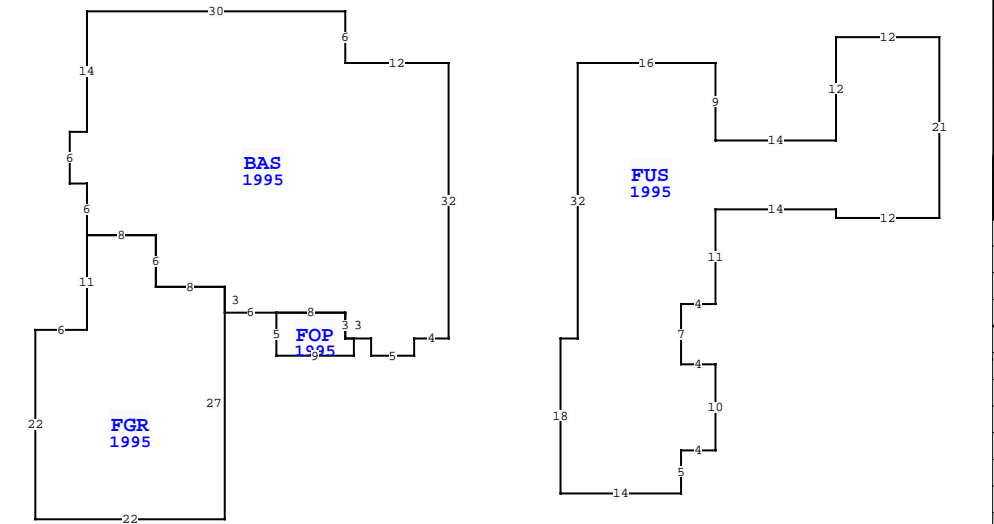
2025

00-00-30-021E-0090-0000



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	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	1,360	100	1995
FGR	612	55	1995
FOP	42	30	1995
FUS	1,152	100	1995
TOTALS	3,166		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,862	119.6000	157.87	451,824	1995	1995	0	0	14.25	85.75
1 SNGL FAM - 100% - 1996 Heated Area: 2512 HX Base Yr 1996											



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0504	FP-ELECTRI	0 100	0 0	1.00
2	0812	CONCRETE C	0 100	0 0	1,117.00
3	0810	CONCRETE A	0 100	3 3	9.00
4	0861	POOL GUNIT	0 100	14 30	420.00
5	0845	KOOL DECK	0 100	0 0	593.00
6	0877	JACUZZI	0 100	0 0	1.00
7	0755	FSP	0 100	0 0	312.00
8	0871	POOL HTR R	0 100	0 0	1.00

TOTAL OB/XF											
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
100	1995	1995	3	76	1,520						
100	1995	1995	3	68	3,038						
100	1995	1995	3	68	40						
100	1995	1995	3	20	7,140						
100	1995	1995	3	68	2,923						
100	1995	1995	3	20	200						
100	2005	2005	3	22	1,373						
100	2005	2005	3	22	440						
TOTAL OB/XF						16,674					

LAND DESCRIPTION											
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	RES	100	0003	RSF-2	0.00	0.00	1.00	LT	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		387,439	
TOTAL MARKET OB/XF VALUE		16,674	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		584,113	
SOH/AGL Deduction		327,047	
ASSESSED VALUE		257,066	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		206,344	
TOTAL JUST VALUE		584,113	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,073	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615130	ROOF	7,840	07/01/2016
B15791	ADDITION	8,900	08/01/2005
B9502030	SWIM POOL	10,100	06/01/1995
B9501603	NEW CONSTR	150,000	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0024	5/22/1995	WD	Q	I		150,800

BUILDING NOTES						
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: GAGNE EDWARD G & DA						
0720/1978	12/30/1994	RD	U	V	09	45,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING DIMENSIONS											
BAS=[YR=1995] W12 N6 W30 S14 W2 S6 E2 S6 FGR=[YR=1995] S11 W6 S22 E22 N27 W8 N6 W8 \$ E8 S6 E8 S3 E6 FOP=[YR=1995] S5 E9 N2 W1 N3 W8 \$ E8 S3 E3 S2 E5 N2 E4 N32 \$ PTR= E15 FUS=[YR=1995] E16 S9 E14 N12 E12 S21 W12 N1 W14 S11 W4 S7 E4 S10 W4 S5 W14 N18 E2 N32 \$ W15 \$.											