

LOT 91
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

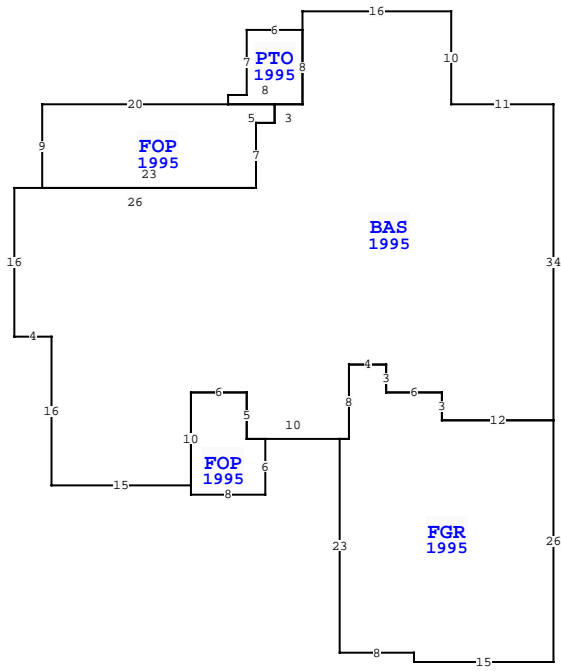
HOAG GREGORY A & DIANE B
2104 LUMINA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0091-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL 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	
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	1,925	100	1995
FGR	630	55	1995
FOP	78	30	1995
FOP	211	30	1995
PTO	50	5	1995
TOTALS	2,894		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,359	119.3493	157.54	371,637	1995	1995	0	0	14.33	85.67
1 SNGL FAM - 100% - 1996 Heated Area: 1925 HX Base Yr 1996											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			318,381
TOTAL MARKET OB/XF VALUE			13,604
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			511,985
SOH/AGL Deduction			319,738
ASSESSED VALUE			192,247
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			141,525
TOTAL JUST VALUE			511,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25338	ADDITION	7,421	11/01/2011
B9501651	NEW CONSTR	132,000	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0860	5/26/1995	WD	Q	I		132,100

GRANTOR: ATLANTIC BUILDERS						
GRANTEE: HOAG GREGORY A & DI						
0720/1978	12/30/1994	RD	U	V	09	45,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1995] W11 N10 W16 S2 PTO=[YR=1995] W6 S7 W2 S1 FOP=[YR=1995] W20 S9 E23 N7 E2 N2 W5 \$ E8 N8 \$ S8 W3 S2 W2 S7 W26 S16 E4 S16 E15 FOP=[YR=1995] S1 E8 N6 W2 N5 W6 S10 \$ N10 E6 S5 E10 FGR=[YR=1995] S23 E8 S1 E15 N26 W12 N3 W6 N3 W4 S8 W1 \$ E1 N8 E4 S3 E6 S3 E12 N34 \$.											

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	0855	CONC PAVR	0	100	0	1,283.00	SF	7.00	7.00	100	2013	2013	3	93	8,352	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0940	SHEDS/PORT	0	100	0	192.00	SF	30.00	30.00	100	2011	2011	3	45	2,592	

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							