

LOT 92
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MENDES KATHLEEN S/QUEEN EDWARD M
2107 LUMINA CT
FERNANDINA BEACH, FL 32034

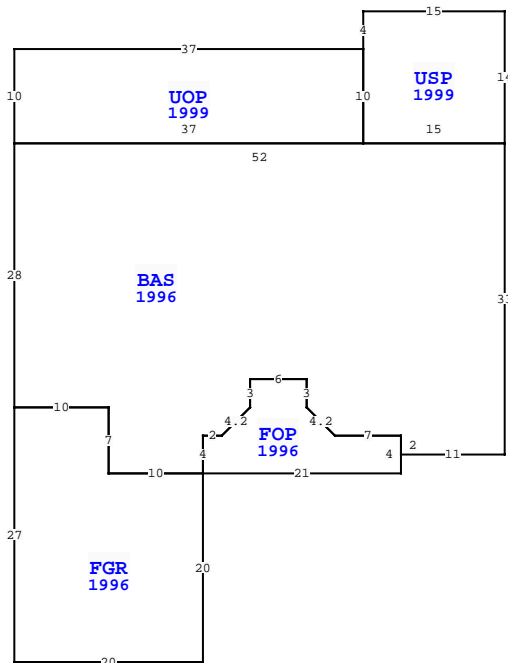
2025

00-00-30-021E-0092-0000



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	100
Interior Floo	12	HARDWOOD	100
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	1,599	100	1996
FGR	470	55	1996
FOP	129	30	1996
UOP	370	20	1999
USP	210	30	1999
TOTALS	2,778		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,033	129.6050	171.08	347,806	1996	1996	0	0	13.50	86.50
1 SNGL FAM - 100% - 2023										Heated Area: 1599	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		300,852	
TOTAL MARKET OB/XF VALUE		13,428	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		494,280	
SOH/AGL Deduction		81,646	
ASSESSED VALUE		412,634	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		361,912	
TOTAL JUST VALUE		494,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,312	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615151	ROOF	9,300	07/01/2016
B9906069	XFOB	12,265	05/01/1999
B9704136	SWIM POOL	8,500	07/01/1997
B9603041	NEW CONSTR	63,967	06/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1944	7/27/2021	WD	Q	I	01	499,000
GRANTOR: BRANDWICK SYLVIA						
GRANTEE: MENDES KATHLEEN S &						
0876/0127	3/25/1999	WD	Q	I		145,000
GRANTOR: RADIVONYK JOSEPH J &						
GRANTEE: VALENTINE RICHARD O						

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	0811	CONCRETE B	0	100	0	0	559.00	SF	5.20	5.20	100	1996	1996	3	70	2,035	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1996	1996	3	70	450	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	1997	1997	3	20	5,712	
4	0845	KOOL DECK	0	100	0	0	425.00	SF	7.25	7.25	100	1997	1997	3	72	2,219	
5	0910	SCRN RM L	0	100	37	20	740.00	SF	15.00	15.00	100	1999	1999	3	20	2,220	
6	0940	SHEDS/PORT	0	100	12	11	132.00	SF	30.00	30.00	100	1999	1999	3	20	792	

2107 LUMINA CT, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES									

BUILDING DIMENSIONS
 USP=[YR=1999] W15 S4 UOP=[YR=1999] W37 S10 BAS=[YR=1996] S28
 FGR=[YR=1996] S27 E20 N20 FOP=[YR=1996] E21 N4 W7 U3 L3 N3 W6
 S3 L3 D3 W2 S4\$ W10 N7 W10\$ E10 S7 E10 N4 E2 U3 R3 N3E6 S3
 R3 D3 E7S2E11N33 W52\$ E37 N10 \$ S10 E15 N14\$.

LAND DESCRIPTION										TOTAL OB/XF										13,428				
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							