LOT 94
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

WOICIECHOWSKI PETER & KATHLEEN
2129 LUMINA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0094-0000

BUILDING CHARACTERISTICS

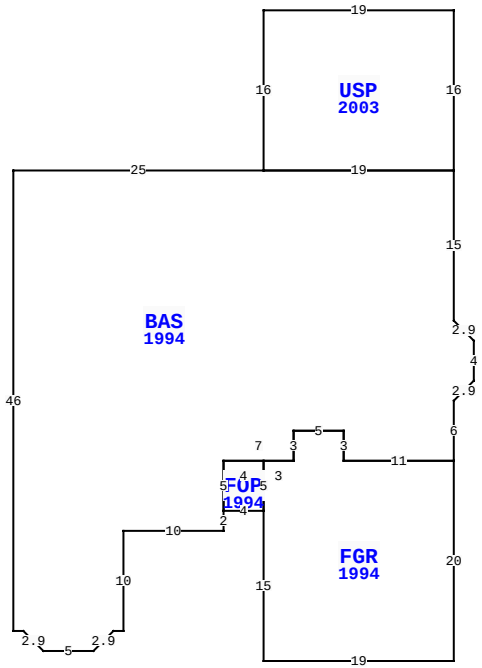
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,544	100	1994	1,544	217,550
FGR	395	55	1994	217	30,576
FOP	20	30	1994	6	845
USP	304	30	2003	91	12,822
TOTALS	2,263			1,858	261,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,858	125.4351	165.57	307,629	1994	1994	0	0	0	14.90	85.10

1 SNGL FAM – 100% - 1997 Heated Area: 1544 HX Base Yr 1997



2129 LUMINA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,792
TOTAL MARKET OB/XF VALUE		14,824
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		456,616
SOH/AGL Deduction		260,562
ASSESSED VALUE		196,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,332
TOTAL JUST VALUE		456,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311907	ADDITION	5,150	11/01/2003
B9704278	SWIM POOL	9,500	09/01/1997
B9401202	NEW CONSTR	113,600	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0253	11/18/1996	WD	Q	I		116,500
GRANTOR: STAMOS NICHOLAS P & N						
GRANTEE: WOICIECHOWSKI PETER						
0718/1757	11/23/1994	WD	Q	I		110,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: STAMOS NICHOLAS P &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W19 S16 BAS=[YR=1994] W25 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10N2 FOP=[YR=1994] E4 FGR=[YR=1994] S15 E19 N20W11 N3 W5 S3 W3 S5 $ N5 W4S5 $N5 E7 N3 E5 S3 E11 N6 R2 U2 N4 U2 L2 N15 W19 $ E19 N16 $.

EXTRA FEATURES

LN	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	47	16	752.00	SF	5.20	5.20	100	1994	1994	3	66	2,581	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	1994	1994	3	66	378	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1997	1997	3	20	6,664	
5	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	100	1997	1997	3	72	2,088	
9	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	1994	1994	3	66	523	

LAND DESCRIPTION

TOTAL OB/XF 14,824

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS