

LOT 95  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

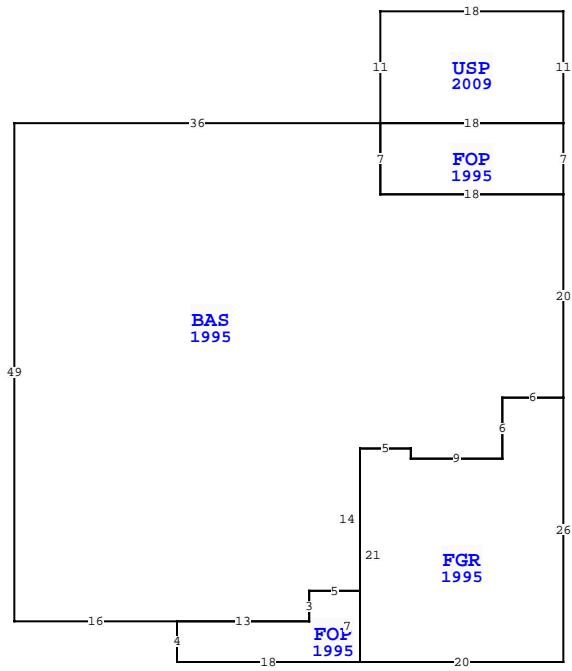
MOECKEL DEBORAH L/E/  
2143 LUMINA COURT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-021E-0095-0000

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	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	2,144	100	1995
FGR	441	55	1995
FOP	87	30	1995
FOP	126	30	1995
USP	198	30	2009
TOTALS	2,996		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,510	117.6864	155.35	389,928	1995	1995	0	0	14.25	85.75
1 SNGL FAM - 100% - 2004										Heated Area: 2144	HX Base Yr 2004



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			334,363
TOTAL MARKET OB/XF VALUE			13,252
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			527,615
SOH/AGL Deduction			307,002
ASSESSED VALUE			220,613
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			164,891
TOTAL JUST VALUE			527,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			512,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107914	XFOB	3,000	01/01/2001
B9502132	NEW CONSTR	0	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/1210	7/15/2024	LE U	I	I	11	100

GRANTOR: MOECKEL DEBORAH J  
GRANTEE: DEPTULSKI WILLIAM J  
1181/1165 10/20/2003 WD Q I 226,500  
GRANTOR: SKINNER MICHAEL W & L  
GRANTEE: MOECKEL ANDREW & DE

BUILDING NOTES	
BUILDING DIMENSIONS	
USP=[YR=2009] N11 W18 S11 E18 \$ FOP=[YR=1995] W18 BAS=[YR=1995] W36 S49 E16 FOP=[YR=1995] S4 E18 FGR=[YR=1995] E20 N26 W6 S6 W9 N1 W5 S21 \$ N7 W5 S3 W13 \$ E13 N3 E5 N14 E5 S1 E9 N6 E6 N20 W18 N7\$ S7 E18 N7 \$ .	

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	746.00	SF	5.20	5.20	100	1995	1995	3	68	2,638	
2	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	1995	1995	3	68	194	
3	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2002	2002	3	27	7,711	
4	0845	KOOL DECK	0	100	0	384.00	SF	7.25	7.25	100	2002	2002	3	80	2,227	
5	0940	SHEDS/PORT	0	100	10	120.00	SF	20.10	20.10	100	2002	2002	3	20	482	

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							