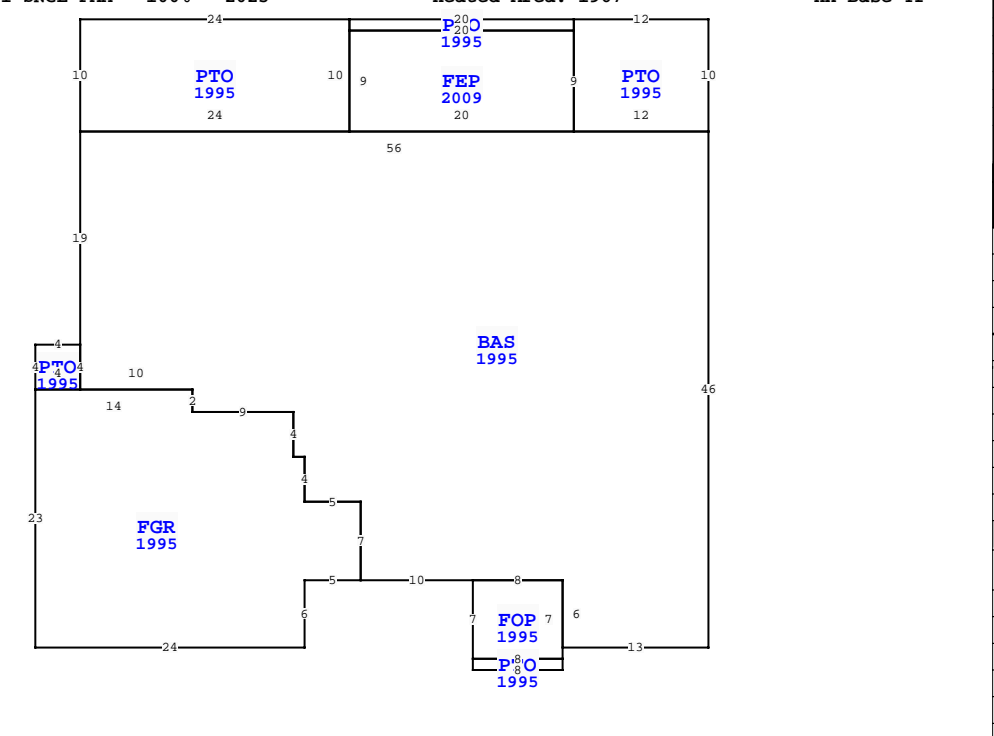


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,458	119.7840	158.11	388,634	1995	1995	0	0	14.33	85.67



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			332,943
TOTAL MARKET OB/XF VALUE			3,924
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			516,867
SOH/AGL Deduction			0
ASSESSED VALUE			516,867
TOTAL EXEMPTION VALUE	13		516,867
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			516,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			501,175

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1995	1,967	266,435
FEP	180	80	2009	144	19,505
FGR	563	55	1995	310	41,990
FOP	56	30	1995	17	2,303
PTO	8	5	1995	0	0
PTO	16	5	1995	1	135
PTO	20	5	1995	1	135
PTO	120	5	1995	6	813
PTO	240	5	1995	12	1,625
TOTALS	3,170			2,458	332,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313520	REPAIR/RRF	18,500	06/01/2013
B9502099	NEW CONSTR	133,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/558	12/15/2023	LE U		I	11	100

GRANTOR: ANKERSEN BENJAMIN F &  
GRANTEE: ADAMS CAROL  
0745/0064 11/28/1995 WD Q I 132,100  
GRANTOR: ATLANTIC BUILDERS INC  
GRANTEE: ANKERSEN BENJAMIN F

EXTRA FEATURES		2157 LUMINA CT, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0811	CONCRETE B	5.20
2	0810	CONCRETE A	6.50

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
TOTAL OB/XF 3,924			

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1995] W12 PTO=[YR=1995] W20 PTO=[YR=1995] W24 S10 BAS=[YR=1995] S19 PTO=[YR=1995] W4 S4 FGR=[YR=1995] S23 E24 N6 E5 N7 W5 N4 W1 N4 W9 N2 W14 \$ E4 N4 \$ S4 E10 S2 E9 S4 E1 S4 E5 S7 E10 FOP=[YR=1995] S7 PTO=[YR=1995] S1 E8 N1 W8 \$ E8 N7 W8 \$ E8 S6 E13 N46 W56 \$ E24 N10\$ S1 E20 N1 \$ S1 FEP=[YR=2009] S9 W20 N9 E20 \$ S9 E12 N10 \$ .	

LAND DESCRIPTION		TOTAL OB/XF 3,924																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							