LOT 87
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

TERKEURST MELVIN E
20600 STATELINE ROAD
MOSS POINT, MS 39562

2026

00-00-30-021E-0087-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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

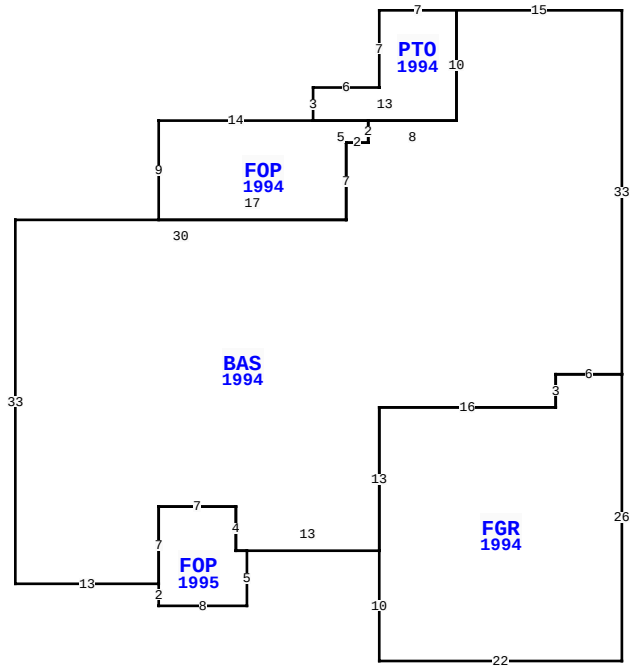
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1994	1,728	260,231
FGR	524	55	1994	288	43,372
FOP	157	30	1994	47	7,078
FOP	68	30	1995	20	3,012
PTO	88	5	1994	4	603
TOTALS	2,565			2,087	314,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,087	128.3400	178.39	372,300	1994	1994	0	0	0	15.58	84.42

1 SNGL FAM 0% - 0 Heated Area: 1728 HX Base Yr



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

2144 LUMINA CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	314,296
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	496,816
SOH/AGL Deduction	37,943
ASSESSED VALUE	458,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,873
TOTAL JUST VALUE	496,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213069	ROOF	15,800	08/01/2012
B00839	NEW CONSTR	76,820	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0730/0035	5/22/1995	WD	Q	I		124,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: TERKEURST MELVIN E						
0699/0272	2/25/1994	WD	U	V	09	67,500
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 PTO=[YR=1994] W7 S7 W6 S3 FOP=[YR=1994] W14 S9 E17 N7 E2 N2 W5 $ E13 N10 $ S10 W8 S2 W2 S7 W30 S33 E13 FOP=[YR=1995] S2 E8 N5 W1 N4 W7 S7 $ N7 E7 S4 E13 FGR=[YR=1994] S10 E22 N26 W6 S3 W16 S13 $ N13 E16 N3 E6 N33 $.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS