

HOAG GREGORY A & DIANE B
2104 LUMINA CT
FERNANDINA BEACH, FL 32034

00-00-30-021E-0091-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				333,320				
TOTAL MARKET OB/XF VALUE				4,894				
TOTAL LAND VALUE - MARKET				180,000				
TOTAL MARKET VALUE				518,214				
SOH/AGL Deduction				320,776				
ASSESSED VALUE				197,438				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				146,027				
TOTAL JUST VALUE				518,214				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				511,985				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B25338		ADDITION			7,421		11/01/2011	
B9501651		NEW CONSTR			132,000		02/01/1995	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0730/0860		5/26/1995		WD	Q	I		132,100
GRANTOR: ATLANTIC BUILDERS								
GRANTEE: HOAG GREGORY A & DI								
0720/1978		12/30/1994		RD	U	V	09	45,000
GRANTOR: MIDLAND GROUP								
GRANTEE: ATLANTIC BUILDERS I								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1995] W11 N10 W16 S2 PTO=[YR=1995] W6 S7 W2 S1 FOP=[YR=1995] W20 S9 E23 N7 E2 N2 W5 \$ E8 N8 \$ S8 W3 S2 W2 S7 W26 S16 E4 S16 E15 FOP=[YR=1995] S1 E8 N6 W2 N5 W6 S10 \$ N10 E6 S5 E10 FGR=[YR=1995] S23 E8 S1 E15 N26 W12 N3 W6 N3 W4 S8 W1 \$ E1 N8 E4 S3 E6 S3 E12 N34 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
80,000								
Common: 180,000				PRINTED 07/09/2026 BY SYS				