

MENDES KATHLEEN S/QUEEN EDWARD M
2107 LUMINA CT
FERNANDINA BEACH, FL 32034

00-00-30-021E-0092-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		10	ABOVE AVG 100		0900	01	2,033	129.6050	180.15	366,245	1996	1996		0		0	14.00	86.00	VALUATION BY				STANDARD							
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM 100% - 2023										Heated Area: 1599				HX Base Yr 2023				Tax Group: 8				Tax Dist:			
Roof Cover		03	COMP SHNGL 100																				314,971							
Interior Wall		05	DRYWALL 100																				45,512							
Interior Floor		12	HARDWOOD 100																				180,000							
Air Condition		03	CENTRAL 100																				540,483							
Heating Type		04	AIR DUCTED 100																				116,708							
Bedrooms		03	3 100																				423,775							
Bathrooms			2 100																				51,411							
Frame		02	WOOD FRAME 100																				372,364							
Stories		1.	1. 100																				540,483							
Units			0 100																				NCON VALUE							
Occupancy		00	NONE 100																				INCOME VALUE							
																							PREVIOUS YEAR MKT VALUE							
																							494,280							
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	1,599	100	1996	1,599	247,732																									
FGR	470	55	1996	258	39,972																									
FOP	129	30	1996	39	6,042																									
UOP	370	20	1999	74	11,465																									
USP	210	30	1999	63	9,760																									
TOTALS		2,778			2,033	314,971																								
EXTRA FEATURES							2107 LUMINA CT, FERNANDINA BEACH																							
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													
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500														
5	0910	SCRN RM L	0	100	37	20	740.00	SF	15.00	15.00	100	1999	1999	3	20	2,220														
6	0940	SHEDS/PORT	0	100	12	11	132.00	SF	30.00	30.00	100	1999	1999	3	20	792														
LAND DESCRIPTION							TOTAL OB/XF										45,512													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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													