

LOT 93
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SULLIVAN WILLIAM O
2115 LUMINA CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0093-0000



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	PAGE 1 of 1 8														
Exterior Wall	05	AVERAGE 70	0900	01	2,189	122.2795	169.97	372,064	1996	1996	0	0	0	14.33	85.67	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM 100% - 2005													Heated Area: 1812 HX Base Yr 2005													
Roof Structure	03	GABLE/HIP 100															VALUATION BY								STANDARD				
Roof Cover	03	COMP SHNGL 100															Tax Group: 8								Tax Dist:				
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE								318,747				
Interior Floor	14	CARPET 80															TOTAL MARKET OB/XF VALUE								2,660				
Interior Floor	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET								180,000				
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE								501,407																		
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction								291,991																		
Bedrooms	02	WOOD FRAME 100	ASSESSED VALUE								209,416																		
Bathrooms	1.	1. 100	TOTAL EXEMPTION VALUE								HX HB WR 56,411																		
Occupancy	00	NONE 100	BASE TAXABLE VALUE								153,005																		
Quality	06	Quality Level 06	TOTAL JUST VALUE								501,407																		
DOR CODE	0100	SINGLE FAMILY	NCON VALUE								0																		
MAP NUM	MKT AREA		02		INCOME VALUE																								
NEIGHBORHOOD/LOC	2026.00		PREVIOUS YEAR MKT VALUE								492,963																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM												DESCRIPTION				AMT		ISSUED					
BAS	1,812	100	1996	1,812	263,852	B9502215												NEW CONSTR				124,000		09/01/1995					
FGR	486	55	1996	267	38,879																								
FOP	59	30	1996	18	2,621																								
FSP	110	40	1996	44	6,407																								
PTO	49	5	1996	2	291																								
USP	154	30	1996	46	6,699																								
TOTALS	2,670			2,189	318,747																								
EXTRA FEATURES						2115 LUMINA CT, FERNANDINA BEACH												SALES DATA											
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	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	1996	1996	3	76	2,660		1230/0246 5/12/2004 WD Q I 222,500												
																GRANTOR: RILEY ROBERT D & MARS													
																GRANTEE: SULLIVAN DONNA M &													
																0934/1768 6/02/2000 WD Q I 163,000													
																GRANTOR: CHAMBLIN ALEXANDER JR													
																GRANTEE: RILEY ROBERT D & MA													
																BUILDING NOTES													
																BUILDING DIMENSIONS													
																BAS=[YR=1996] W11 USP=[YR=1996] N7 W22 S7 FSP=[YR=1996] S5 E22 N5 W22\$ E22\$ S5 W22 N5 W2 U2 L2 W4 D2 L2 W6 PTO=[YR=1996] N7 W7 S7 E7\$ W11 S32 FGR=[YR=1996] S23 E12 N2 E10 N21 W22\$ E32 FOP=[YR=1996] S3 E9 N3 W1 N4 W8 S4\$ N4 E8 S4 E9 S2 E11 N34\$.													
																LAND DESCRIPTION													
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												
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																													