LOT 96
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

ANKERSEN JUDITH H L/E/
2157 LUMINA COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0096-0000

BUILDING CHARACTERISTICS

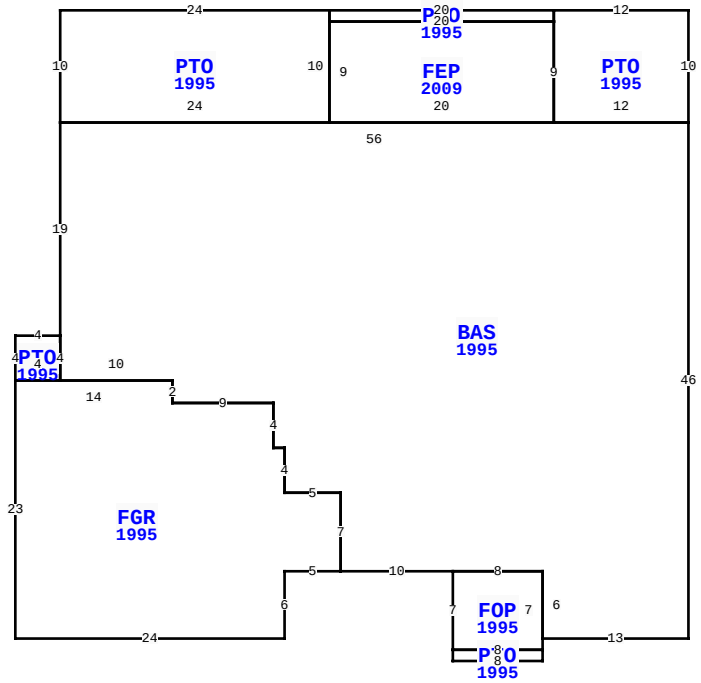
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,967	100	1995	1,967	278,937
FEP	180	80	2009	144	20,420
FGR	563	55	1995	310	43,960
FOP	56	30	1995	17	2,411
PTO	8	5	1995	0	0
PTO	16	5	1995	1	142
PTO	20	5	1995	1	142
PTO	120	5	1995	6	851
PTO	240	5	1995	12	1,702
TOTALS	3,170			2,458	348,564

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	166.50	409,257	1995	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 2025 Heated Area: 1967 HX Base Yr



2157 LUMINA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		348,564
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		528,564
SOH/AGL Deduction		0
ASSESSED VALUE		528,564
TOTAL EXEMPTION VALUE	13	528,564
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		528,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,867

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						

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 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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