LOT 20
IN OR 662 PG 225
EGANS BLUFF NORTH PB 5/272

LUMAN ROBERT J & JUDITH G
2675 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

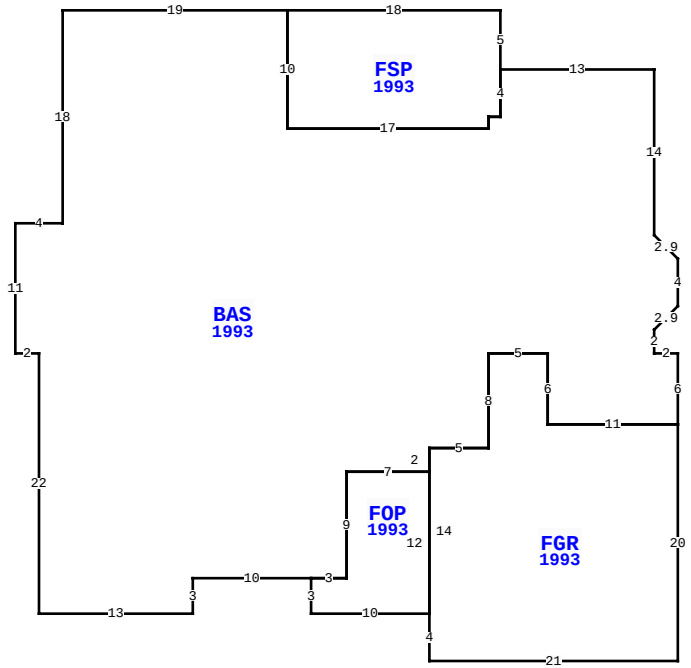
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1993	1,971	283,798
FGR	440	55	1993	242	34,845
FOP	93	30	1993	28	4,032
FSP	179	40	1993	72	10,367
TOTALS	2,683			2,313	333,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,313	122.7303	170.60	394,598	1992	1992	0	0	0	15.60	84.40

1 SNGL FAM 100% - 1993 Heated Area: 1971 HX Base Yr 1993



2675 DELOREAN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		333,041
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		515,421
SOH/AGL Deduction		343,484
ASSESSED VALUE		171,937
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,526
TOTAL JUST VALUE		515,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7911	NEW CONSTR	78,130	03/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0662/0225	6/26/1992	WD	Q	I		114,600
GRANTOR: SEAWARD HOMES INC						
GRANTEE: LUMAN ROBT & JUDITH						
0662/0224	6/26/1992	WD	Q	V		19,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] N5 W18 S10 E17 N1 E1 N4 $ S4 W1 S1 W17 N10 W19 S18 W4 S11 E2 S22 E13 N3 E10 FOP=[YR=1993] S3 E10 FGR=[YR=1993] S4 E21 N20 W11 N6 W5 S8 W5 S14 $ N12 W7 S9 W3 $ E3 N9 E7 N2 E5 N8 E5 S6 E11 N6 W2 N2 R2 U2 N4 L2 U2 N14 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS