

PT OF GOVT LOT 2
IN OR 1473/599
ESMT 1419/1842

B & C PEEPLES PROPERTIES LLC/
96549 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0009-0090



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 25 MOD METAL 80										4807 06 5,068 100.4998 47.74 241,946 2007 2007 0 0 0 50.00 50.00										STANDARD									
Exterior Wall 15 CONC BLOCK 20										1 PREFAB MTL - 0% - 0										Heated Area: 5040 HX Base Yr									
Roof Structure 10 STEEL FRME 100																				Tax Group: 4 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 1,332,528									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 76,180									
Interior Floor 03 CONC FINSH 100																				TOTAL LAND VALUE - MARKET 79,500									
Ceiling 04 NONE 100																				TOTAL MARKET VALUE 1,488,208									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 399,121									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 1,089,087									
Plumbing 0 100																				TOTAL EXEMPTION VALUE 0									
Frame 05 STEEL 100																				BASE TAXABLE VALUE 1,089,087									
Common Wall 28 100																				TOTAL JUST VALUE 1,488,208									
Story Height 13 100										NCON VALUE 0																			
RMS 1 100										INCOME VALUE 6,630,827																			
Stories 1. 1. 100										PREVIOUS YEAR MKT VALUE 993,691																			
Class 00 . 100																													
Units 0 100																													
Occupancy 00 OWNER OCC 100																													
Quality 04 Quality Level 04																													
DOR CODE 1700 OFFICE BUILDINGS																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4002.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 5,040 100 5,040 120,305																													
CAN 45 30 14 334																													
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TOTALS 5,130 5,068 120,973																													
EXTRA FEATURES										96549 PARLIAMENT DR, 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										BLD DATE 11/27/2019 KK LGL DATE 11/27/2019 KK AG DATE 11/27/2019 KK																			
1 0803 ASPHALT C 0 0 0 0 22,699.00 SF 2.00 2.00 100 2007 2007 3 62 28,147																													
2 0811 CONCRETE B 0 0 0 0 983.00 SF 5.20 5.20 100 2007 2007 3 89 4,549																													
3 0858 SCULP CONC 0 0 0 0 1,080.00 SF 13.00 13.00 100 2007 2007 3 97 13,619																													
4 0400 CONC CURB 0 0 0 0 966.00 LF 15.00 15.00 100 2007 2007 3 92 13,331																													
5 0972 ST LGHT UN 0 0 0 0 3.00 UT 2,530.00 2,530.00 100 2007 2007 3 74 5,617																													
6 0975 ST LT/ARM 0 0 0 0 3.00 UT 500.00 500.00 100 2007 2007 3 74 1,110																													
7 0402 CONC BUMPE 0 0 0 0 6.00 UT 25.00 25.00 100 2007 2007 3 92 138																													
8 0978 SECURTY LT 0 0 0 0 4.00 UT 225.00 225.00 100 2007 2007 3 74 666																													
9 0978 SECURTY LT 0 0 0 0 4.00 UT 225.00 225.00 100 2007 2007 3 74 666																													
10 0978 SECURTY LT 0 0 0 0 1.00 UT 225.00 225.00 100 2007 2007 3 74 167																													
LAND DESCRIPTION										TOTAL OB/XF 68,010																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 001700 C 1STORY OFF 0 0003 CN 0.00 0.00 1.59 AC 1.00 1.00 1.00 50,000.00 50,000.00 79,500																													
REVIEW DATE 11/27/2019 BY KK										Total Acres: 1.59 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/02/2023 BY SYS																			

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