

BLOCK 1 LOT 9
IN OR 589/579
NASSAU LAKES 1A PB 5/70-71

NOBLES CHARLES E & PAMELA A
96298 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	218,762
BAS	484	100	484	57,233
FGR	648	55	356	42,097
FOP	69	30	21	2,484
FOP	96	30	29	3,429

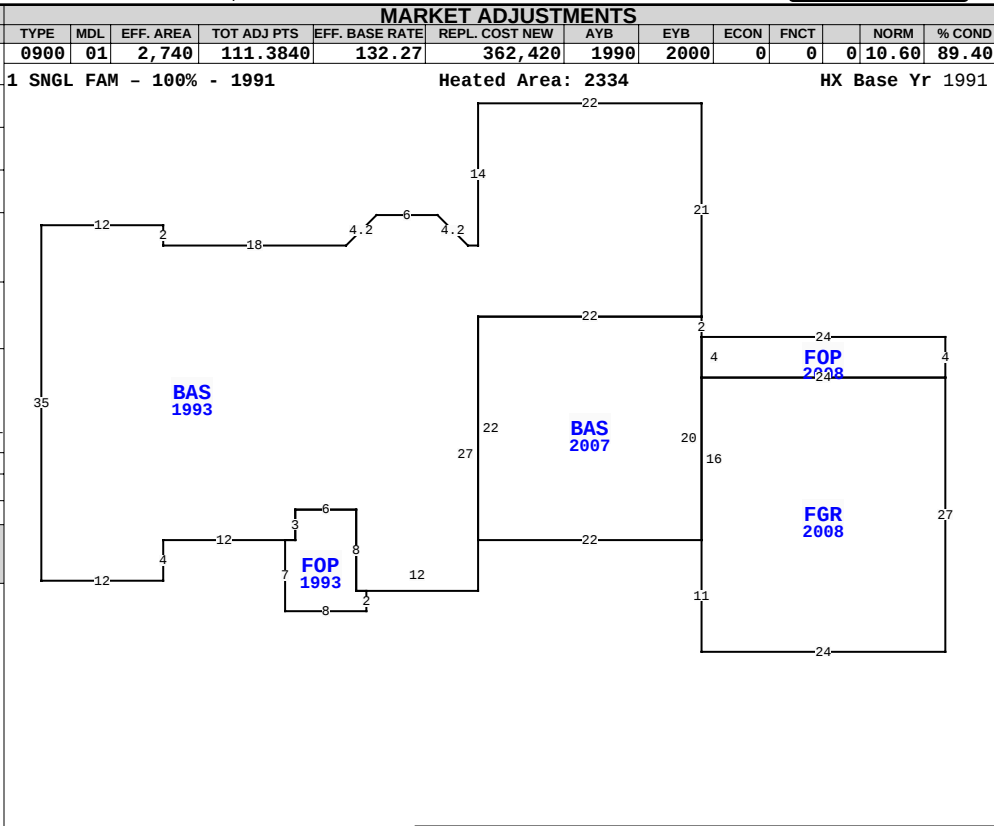
TOTALS	3,147		2,740	324,003
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	1,454.00	SF	6.50	6.50	100	1990	1990	3	62	5,860	
6	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	1999	1999	3	79	4,582	
7	0866	POOL FIBER	0	100	0	0	475.00	SF	72.00	72.00	100	1999	1999	3	20	6,840	
9	0300	BOAT DCK W	0	100	0	0	196.00	SF	40.00	40.00	100	1992	1992	3	20	1,568	
10	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2001	2001	3	82	4,986	
11	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00	35.00	100	2006	2006	3	48	3,226	
12	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2001	2001	3	58	2,227	
13	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	64	3,200	

LAND DESCRIPTION																	
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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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	
34,939																	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	324,003		
TOTAL MARKET OB/XF VALUE	34,939		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	433,942		
SOH/AGL Deduction	191,553		
ASSESSED VALUE	242,389		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	187,389		
TOTAL JUST VALUE	433,942		
NCON VALUE	26,534		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	400,230		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006342	ADDITION	62,298	04/22/2022
B21761	ADDITION	37,868	08/01/2008
R11453	REPAIR/RRF	5,000	08/01/2008
M09128	MECH OTHER	0	02/01/2005
996367	SWIM POOL	28,502	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0589/0579	2/01/1990	WD	Q	I		119,000
GRANTOR: NORTH POINT CONSTR						
GRANTEE: NOBLES CHARLES & PA						
0582/0396	10/24/1989	WD	Q	V		18,000
GRANTOR: BROOKS THOMAS W III						
GRANTEE: NO POINT CONST CO						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993;ORIG=-24,-2] N21 W22 S14 W1 U3L3 W6 D3L3 W18 N2 W12 S35 E12 N4 E12 E1 N3 E6 S8 E12 N27 E22 \$																	
FGR=[YR=2008;ORIG=-24,20] S11 E24 N27 W24 S16 \$																	
BAS=[YR=2007;ORIG=-24,0] N2 W22 S22 E22 N20 \$																	
FOP=[YR=2008;ORIG=0,0] W24 S4 E24 N4 \$																	
FOP=[YR=1993;ORIG=-65,20] S7 E8 N2 W1 N8 W6 S3 W1 \$																	