BLOCK 2 LOT 1
IN OR 833 PG 654
NASSAU LAKES 1A PB 5/70 & 71

FRANCIS DAVID C & KAREN J
96038 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0010

NASSAU COUNTY PROPERTY

4

BUILDING CHARACTERISTICS

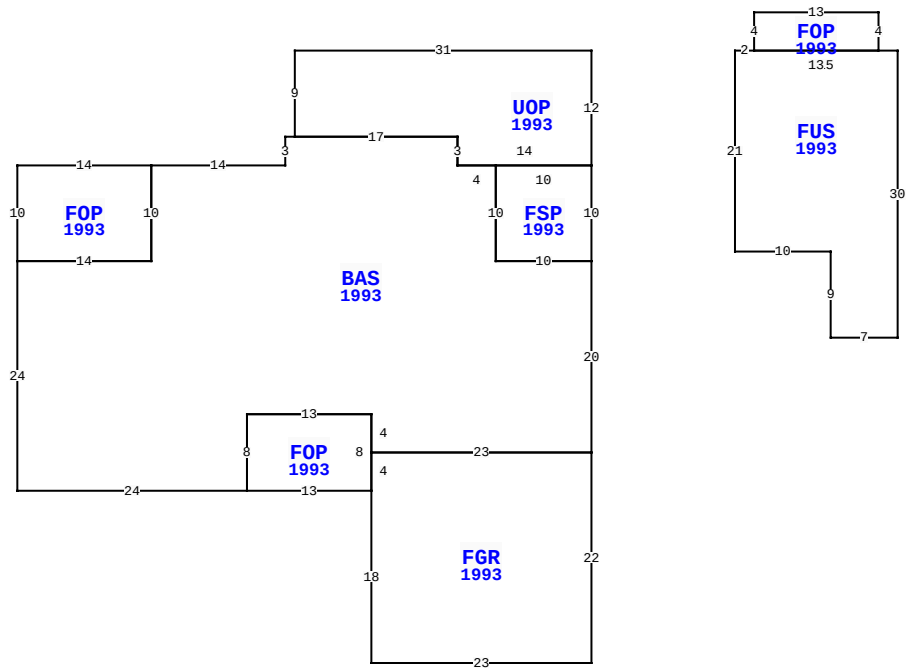
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	173,902
FGR	506	55	278	29,158
FOP	52	30	16	1,679
FOP	104	30	31	3,251
FOP	140	30	42	4,405
FSP	100	40	40	4,195
FUS	420	100	420	44,052
UOP	321	20	64	6,713
TOTALS	3,301		2,549	267,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,549	107.7120	127.91	326,043	1986	1986	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1999 Heated Area: 2078 HX Base Yr 1999



96038 PARLIAMENT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,355
TOTAL MARKET OB/XF VALUE		14,099
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		356,454
SOH/AGL Deduction		164,712
ASSESSED VALUE		191,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,742
TOTAL JUST VALUE		356,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014977	GAS PUMPS	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0833/0654	5/11/1998	WD	Q	I		148,900
GRANTOR: MAYO WILLIAM E JR & S						
GRANTEE: FRANCIS DAVID & KAR						
0548/0891	7/26/1988	WD	U	I	07	135,000
GRANTOR: NORTON J ALFRED						
GRANTEE: MAYO WILLIAM E JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W31 S9 BAS=[YR=1993] W1 S3 W14 FOP=[YR=1993] W14 S10 E14 N10$ S10 W14 S24 E24 FOP=[YR=1993] E13 FGR=[YR=1993] S18 E23 N22 W23S4$ N8 W13 S8$ N8 E13 S4 E23 N20 FSP=[YR=1993] N10 W10 S10 E10$ W10 N10 W4 N3 W17$ E17 S3 E14 N12$ PTR= E15 FUS=[YR=1993] E2 FOP=[YR=1993] N4 E13 S4 W13$ E15 S30 W7 N9 W10 N21 $ W15$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
2	0810	CONCRETE A	0	100	0	0	398.00	SF	6.50	6.50	100	1986	1986	3	52	1,345	
3	0812	CONCRETE C	0	100	0	0	2,567.00	SF	4.00	4.00	100	1998	1998	3	77	7,906	
4	1242	WD DECK A	0	100	0	0	440.00	SF	10.00	10.00	100	2017	2017	3	82	3,608	

LAND DESCRIPTION

TOTAL OB/XF 14,099

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	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							

REVIEW DATE 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS