

BLOCK 2 LOT 2
IN OR 1957/1159
NASSAU LAKES 1A PB 5/70 & 71

CHASE RICHARD L
96064 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
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
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	2,286	100	2,286	235,064
FGR	550	55	302	31,054
FOP	189	30	57	5,861
FOP	279	30	84	8,638
TOTALS	3,304		2,729	280,618

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	2,944.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,729	105.6000	125.40	342,217	1986	1986	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 2014 Heated Area: 2286 HX Base Yr 2014											
96064 PARLIAMENT DR, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											

TOTAL OB/XF											
10,553											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			280,618
TOTAL MARKET OB/XF VALUE			10,553
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			366,171
SOH/AGL Deduction			174,104
ASSESSED VALUE			192,067
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			142,067
TOTAL JUST VALUE			366,171
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006853	H/AC	0	08/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1957/1159	1/13/2015	QC	U	I	11
GRANTOR: CHASE RICHARD L & LOR					
GRANTEE: CHASE RICHARD L					
1843/0033	2/28/2013	WD	Q	I	02
GRANTOR: GRIES GERALD T & MARY					
GRANTEE: CHASE RICHARD L & L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W31 BAS=[YR=1993] W25 S49 E25 N17 E6 S6 FOP=[YR=1993] S19 E14 FGR=[YR=1993] S17 E22N25 W22 S8\$ N8 W7 N11 W7\$ E7 S11 E18 N40 W31 N9\$ S9 E31 N9\$.											