BLOCK 2 LOT 3
IN OR 811/373
NASSAU LAKES 1A PB 5/70-71

CRAWFORD WILLIAM K JR
96080 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0030

BUILDING CHARACTERISTICS

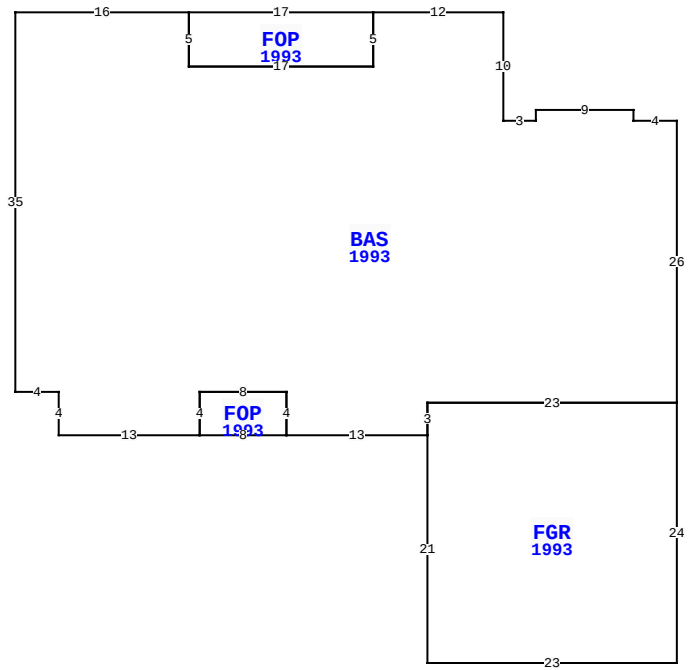
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,026	100	2,026	199,801
FGR	552	55	304	29,980
FOP	32	30	10	986
FOP	85	30	26	2,564
TOTALS	2,695		2,366	233,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	106.1340	126.03	298,187	1993	1993	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 1995 Heated Area: 2026 HX Base Yr 1995



96080 PARLIAMENT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,331
TOTAL MARKET OB/XF VALUE		14,637
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,968
SOH/AGL Deduction		166,336
ASSESSED VALUE		156,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,632
TOTAL JUST VALUE		322,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8651	NEW CONSTR	85,192	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0811/0373	10/24/1997	QC	U	I	06	31,200
GRANTOR: CRAWFORD ALLISON R						
GRANTEE: CRAWFORD WILLIAM K						
0670/1557	11/23/1992	QC	U	V	01	100
GRANTOR: CRAWFORD WILLIAM JR						
GRANTEE: CRAWFORD WM JR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N1 W9 S1 W3 N10 W12 FOP=[YR=1993] W17 S5 E17 N5 $ S5 W17 N5 W16 S35 E4 S4 E13 FOP=[YR=1993] E8 N4 W8 S4 $ N4 E8 S4 E13 FGR=[YR=1993] S21 E23 N24 W23 S3 $ N3 E23 N26 $.

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
1	0812	CONCRETE C	0	100	0	0	3,844.00	SF	4.00	4.00	100	1993	1993	3	68	10,456	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0825	BRICK	0	100	0	0	100.00	SF	12.50	12.50	100	1993	1993	3	90	1,125	
4	1127	BRICK 8"	0	100	10	4	40.00	SF	11.00	11.00	100	1993	1993	3	90	396	

LAND DESCRIPTION

TOTAL OB/XF 14,637

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	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