BLOCK 2 LOT 6
IN OR 850/449
NASSAU LAKES 1A PB 5/70 & 71

SALMON JANET
96160 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

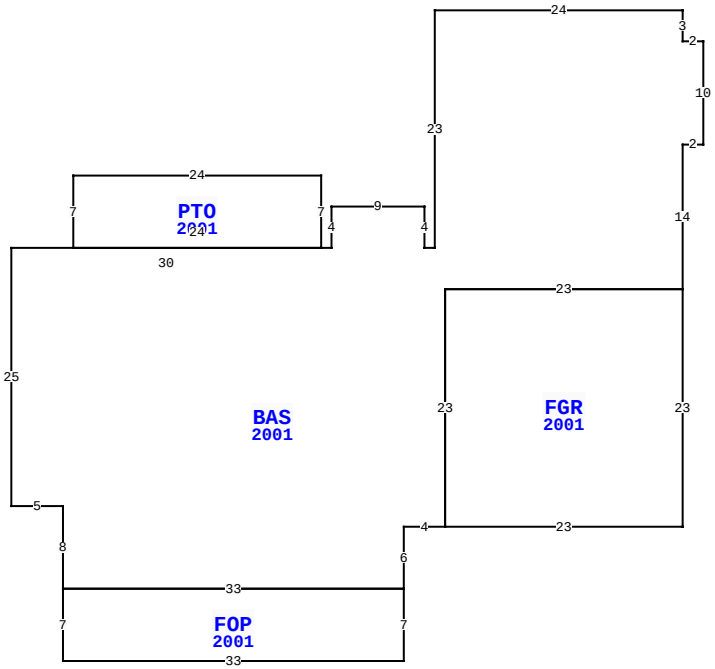
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,022	100	2,022	240,577
FGR	529	55	291	34,623
FOP	231	30	69	8,210
PTO	168	5	8	952
TOTALS	2,950		2,390	284,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.3280	132.20	315,958	2001	2001	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2002 Heated Area: 2022 HX Base Yr 2002



96160 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		284,362
TOTAL MARKET OB/XF VALUE		8,272
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,634
SOH/AGL Deduction		179,075
ASSESSED VALUE		188,559
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		133,559
TOTAL JUST VALUE		367,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017869	NEW CONSTR	150,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/0449	9/25/1998	WD	Q	V		24,300
GRANTOR: MCCAIN GLORIA L						
GRANTEE: SALMON ROLANDO & JA						
0540/0738	4/11/1988	WD	Q	V		18,000
GRANTOR: RAD PROPERTIES INC						
GRANTEE: MCCAIN GLORIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 N3 W24 S23 W1 N4 W9 S4 W1 PTO=[YR=2001] N7 W24 S7 E24 $ W30 S25 E5 S8 FOP=[YR=2001] S7 E33 N7 W33 $ E33 N6 E4 FGR=[YR=2001] E23 N23 W23 S23 $ N23 E23 N14 E2 N10 $.

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	2,522.00	SF	4.00	4.00	100	2001	2001	3	82	8,272	

LAND DESCRIPTION

TOTAL OB/XF 8,272

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	000100	C	SFR	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