BLOCK 3 LOT 1
IN OR 2339/1927
NASSAU LAKES PB 5/70

MCCLELLAND MARY L/E/
96327 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

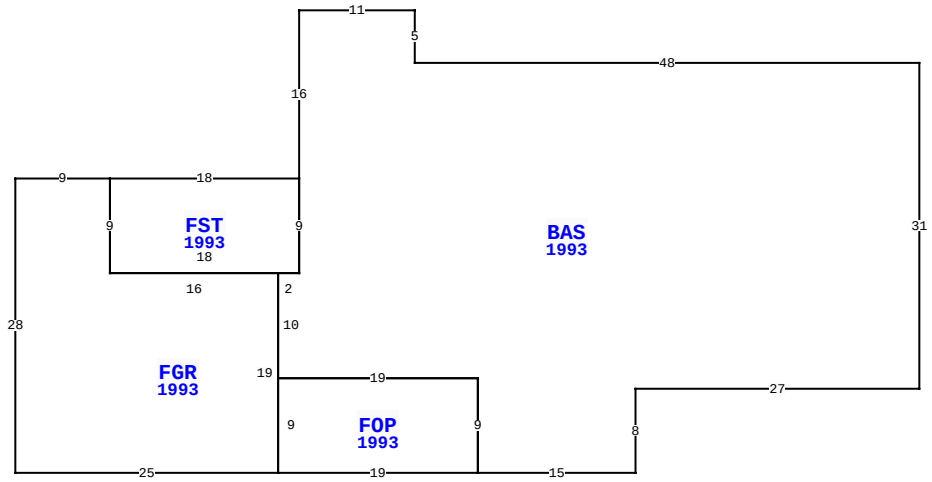
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2,007	215,114
FGR	556	55	306	32,798
FOP	171	30	51	5,466
FST	162	55	89	9,539
TOTALS	2,896		2,453	262,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,453	121.9680	144.84	355,293	1990	1990	0	0	0	26.00	74.00

1 SNGL FAM – 100% - 2002 Heated Area: 2007 HX Base Yr 2002



96327 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		262,917
TOTAL MARKET OB/XF VALUE		4,875
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		342,792
SOH/AGL Deduction		181,639
ASSESSED VALUE		161,153
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		61,153
TOTAL JUST VALUE		342,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3898	NEW CONSTR	3,600	05/01/1990
6349	NEW CONSTR	67,076	03/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1927	2/18/2020	LE	U	I	11	100
GRANTOR: MCCLELLAND MARY L/E						
GRANTEE: RAMOS LYNN MARIE						
2197/0203	5/18/2018	QC	U	I	11	100
GRANTOR: MCCLELLAND MARY						
GRANTEE: RAMOS MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 N5 W11 S16 FST=[YR=1993] W18 FGR=[YR=1993] W9 S28 E25 FOP=[YR=1993] E19 N9 W19 S9 $ N19 W16 N9 $ S9 E18 N9 $ S9 W2 S10 E19 S9 E15 N8 E27 N31 $.

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	0811	CONCRETE B	0	100	0	0	1,512.00	SF	5.20	5.20	100	1990	1990	3	62	4,875	

TOTAL OB/XF 4,875

LAND DESCRIPTION

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