



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 80	0900	01	1,961	112.3668	133.44	261,676	1988	1988	0	0	0	16.00	84.00	VALUATION BY STANDARD													
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 100% - 2023													Heated Area: 1740													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2023													
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		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			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	1,740	100	1,740	195,036																									
FGR	400	55	220	24,660																									
STP	8	10	1	112																									
TOTALS			2,148	1,961	219,808																								
EXTRA FEATURES			96223 PARLIAMENT DR, FERNANDINA BEACH																										
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	0812	CONCRETE C	0 100	0	0	1,734.00	SF	4.00	4.00	100	1988	1988	3	57	3,954														
2	0810	CONCRETE A	0 100	58	3	174.00	SF	6.50	6.50	100	1988	1988	3	57	645														
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320														
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	57	59														
5	0810	CONCRETE A	0 100	10	8	80.00	SF	6.50	6.50	100	1988	1988	3	57	296														
6	0861	POOL GUNIT	0 100	0	0	556.00	SF	85.00	85.00	100	2005	2005	3	44	20,794														
7	0845	KOOL DECK	0 100	0	0	580.00	SF	7.25	7.25	100	2005	2005	3	87	3,658														
8	1242	WD DECK A	0 100	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	27	778														
TOTAL OB/XF																	31,504												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 08/18/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													