BLOCK 3 LOT 5
NASSAU LAKES PB 5/70
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WILLIAMS CHARLES A JR & VICKI
311 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

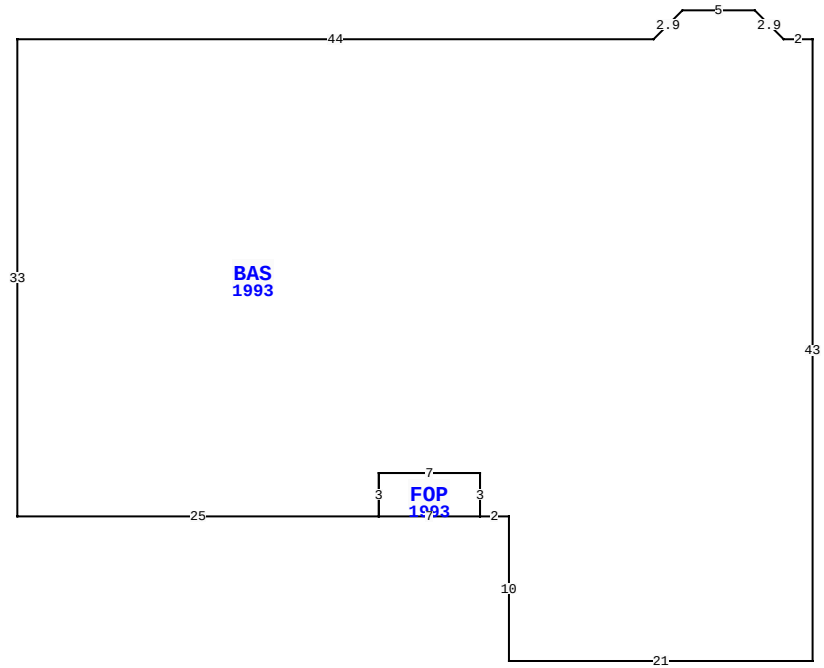
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,018	100	2,018	228,362
FOP	21	30	6	679
TOTALS	2,039		2,024	229,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,024	112.7784	133.92	271,054	1988	1988	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 0 Heated Area: 2018 HX Base Yr



96195 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	229,041
TOTAL MARKET OB/XF VALUE	9,715
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	313,756
SOH/AGL Deduction	65,635
ASSESSED VALUE	248,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,121
TOTAL JUST VALUE	313,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24614	REMODEL	2,000	04/01/2011
4847	NEW CONSTR	1,600	03/03/1988
2470	H/AC	1,600	02/22/1988
2862	NEW CONSTR	0	01/05/1988
4514	NEW CONSTR	57,364	11/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0591	9/20/2019	WD	Q	I	01	220,000
GRANTOR: CAMPBELL FAMILY TRUST						
GRANTEE: WILLIAMS CHARLES A						
1731/1456	3/23/2011	WD	U	I	11	115,000
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: CAMPBELL ROBERT G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 U2 L2 W5 D2 L2 W44 S33 E25
FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S3 E2 S10 E21 N43 $.

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	0	0	0	1,600.00	SF	4.00	4.00	100	1988	1988	3	57	3,648	
2	0810	CONCRETE A	0	0	57	3	171.00	SF	6.50	6.50	100	1988	1988	3	57	634	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1988	1988	3	57	296	
5	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	57	59	
6	0810	CONCRETE A	0	0	12	34	408.00	SF	6.50	6.50	100	1990	1990	3	62	1,644	
7	1242	WD DECK A	0	0	0	0	337.00	SF	10.00	10.00	100	1990	1990	3	20	674	
10	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	2001	2001	3	30	450	

LAND DESCRIPTION

TOTAL OB/XF 9,715

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS