

BLOCK 3 LOT 6
IN OR 1929/96
NASSAU LAKES PB 5/70

BUNCH BRENDA M
96169 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0003-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,602	100	1,602	183,174
FGR	576	55	317	36,246
FST	120	55	66	7,547
USP	280	30	84	9,605
TOTALS	2,578		2,069	236,571

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,030.00	SF	4.16	4.16	
3	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,069	114.6306	136.12	281,632	1990	1990	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 1995 Heated Area: 1602 HX Base Yr 1995											
96169 PARLIAMENT DR, FERNANDINA BEACH											

TOTAL OB/XF											
5,347											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						236,571					
TOTAL MARKET OB/XF VALUE						5,347					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						316,918					
SOH/AGL Deduction						172,173					
ASSESSED VALUE						144,745					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						94,745					
TOTAL JUST VALUE						316,918					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						276,250					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13055	RE - ROOF	13,210	08/01/2012
3256	H/AC	2,800	01/08/1990
6124	NEW CONSTR	87,000	11/17/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1929/0096	7/22/2014	QC	U	I	11	100			
GRANTOR: BUNCH JAMES RAUL & BR									
GRANTEE: BUNCH BRENDA M									
0719/0860	12/02/1994	WD	Q	I		87,900			
GRANTOR: HIGGINBOTHAM MICHAEL									
GRANTEE: BUNCH JAMES R & BRE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 USP=[YR=2012] N10 W28 S10 E28 \$ W28 S30 FST=[YR=1993] W13 S5FGR=[YR=1993] S24 E24 N24 W24 \$ E24 N5 W11 \$ E11 N4 E12 N2 E5 S11 E24 N35 \$.											