

THOMAS JOHN W & KIMBERLY C
96145 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0003-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0900 01 3,237 100.7400 119.63 387,242 2003 2003 0 0 0 14.25 85.75										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2004 Heated Area: 2514 HX Base Yr 2004										BUILDING MARKET VALUE 332,060									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 54,069									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 12 HARDWOOD 70																				TOTAL MARKET VALUE 461,129									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 230,721									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 230,408									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 180,408									
Bathrooms 2 100																				TOTAL JUST VALUE 461,129									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 427,767									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1529881 GARAGE 51,480 01/01/2015									
MAP NUM MKT AREA 04																				B25055 ADDITION 0 08/01/2011									
NEIGHBORHOOD/LOC 4011.00																				B0310879 NEW CONSTR 180,750 01/01/2003									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,514 100 2,514 257,893																													
FEP 408 80 326 33,442																													
FGR 582 55 320 32,827																													
FOP 256 30 77 7,899																													
TOTALS 3,760 3,237 332,060																													
EXTRA FEATURES										96145 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU																			
1 0812 CONCRETE C 0 100 0 0 3,396.00 SF 4.00 4.00 100 2003 2003 3 84 11,411																													
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 88 3,080																													
3 0680 POLE SHED 0 100 12 12 144.00 SF 10.00 10.00 100 2004 2004 3 40 576																													
4 1127 BRICK 8" 0 100 10 4 40.00 SF 11.00 11.00 100 2003 2003 3 96 422																													
5 0680 POLE SHED 0 100 19 12 228.00 SF 10.00 10.00 100 2013 2013 3 75 1,710																													
6 0855 CONC PAVER 0 100 0 0 300.00 SF 10.00 10.00 100 2013 2013 3 95 2,850																													
7 0510 GARAGE WD- 0 100 30 40 1,200.00 SF 35.00 35.00 100 2015 2015 3 81 34,020																													
LAND DESCRIPTION										TOTAL OB/XF 54,069																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 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																													