

BLOCK 3 LOT 9
IN OR 586/1239
NASSAU LAKES PB 5/70

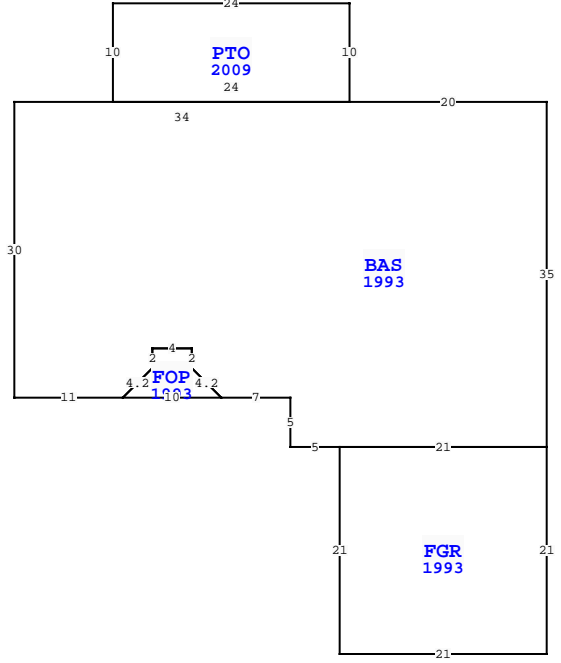
CASON STEVEN D & ALICE W
96083 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0003-0090

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	13	LVT/LAMNT 40	
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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,721	100	184,582
FGR	441	55	26,063
FOP	29	30	965
PTO	240	5	1,287
TOTALS	2,431		212,896

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	1,985	104.9580	124.64	247,410	1989	1995	0	0	13.95 86.05
1 SNGL FAM - 100% - 1990 Heated Area: 1721 HX Base Yr 1990										



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			225,726
TOTAL MARKET OB/XF VALUE			7,425
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			308,151
SOH/AGL Deduction			159,178
ASSESSED VALUE			148,973
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,973
TOTAL JUST VALUE			308,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004355	POOL ENCLOSURE		04/04/2023
22018747	SWIM POOL	97,632	12/21/2022
B1702479	GARAGE	31,242	03/24/2017
03194	H/AC	1,900	11/08/1989
6254	NEW CONSTR	1,600	10/20/1989
3673	NEW CONSTR	1,500	10/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/1239	12/27/1989	WD	Q	I		94,200
GRANTOR: SEAWARD HOMES INC						
GRANTEE: CASON STEVEN & ALIC						
0579/0418	9/18/1989	WD	U	V	09	45,000
GRANTOR: FNB PROPERTIES						
GRANTEE: SEAWARD HOMES INC						

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	1,241.00	SF	5.20	5.20	100	1989	1989	3	59.5	3,840	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0855	CONC PAVER	0	100	0	210.00	SF	7.00	7.00	100	2001	2001	3	82	1,205	
TOTAL OB/XF 7,425																

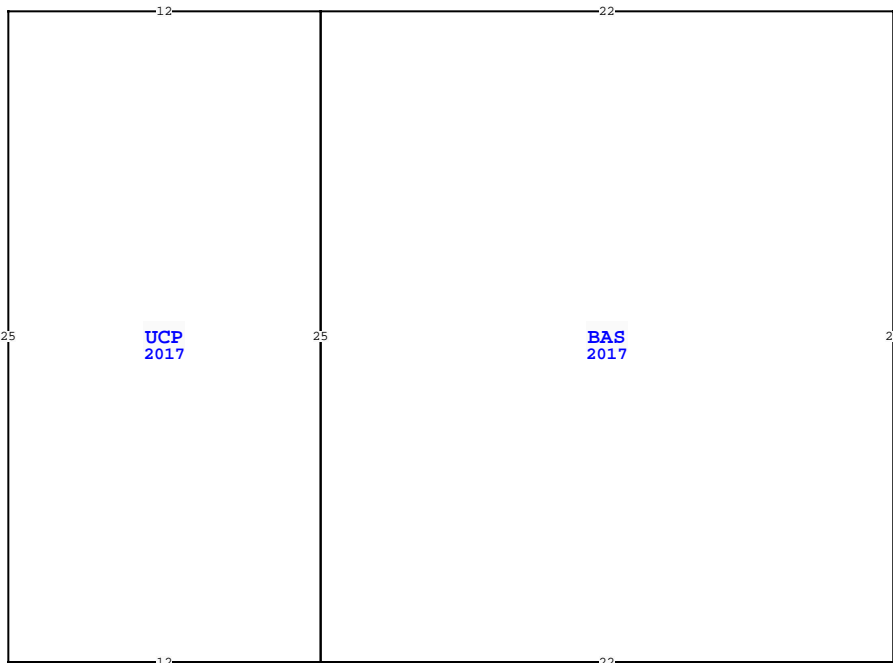
96083 PARLIAMENT DR, FERNANDINA BEACH

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/18/2023 MLU									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 PTO=[YR=2009] N10 W24 S10 E24 \$ W34 S30									
E11 FOP=[YR=1993] E10 U3 L3 N2 W4 S2 D3 L3 \$ U3 R3 N2									
E4 S2 D3 R3 E7 S5 E5 FGR=[YR=1993] S21 E21 N21 W21 \$ E21									
N35 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

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	25	MOD METAL 100	6500	01	610	63.2500	22.14	13,505	2017	2017	0	0	5.00	95.00	STANDARD
Roof Structure	10	STEEL FRME 100	2 GARAGE RES - 100% - 1990 Heated Area: 550 HX Base Yr 1990												
Roof Cover	12	MODULAR MT 100													
Interior Wall	07	NONE 100													
Interior Floor	03	CONC FINSH 100													
Air Condition	01	NONE 100													
Heating Type	01	NONE 100													
Bedrooms		0 100													
Bathrooms		0 100													
Frame	05	STEEL 100													
Stories	1.	1. 100													
Units		0 100													
Occupancy	00	NONE 100													
Quality 06 Quality Level 06			UCP 2017			BAS 2017									
DOR CODE 0100 SINGLE FAMILY			MAP NUM			MKT AREA			04						
NEIGHBORHOOD/LOC 4011.00			AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			SUBAREA MARKET VALUE			
			BAS			550			100			11,568			
			UCP			300			20			1,262			
TOTALS			850			610			12,830						



NASSAU COUNTY PROPERTY			PAGE 2 of 2	4
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Tax Group: 4		Tax Dist:		
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ASSESSED VALUE		148,973		
TOTAL EXEMPTION VALUE		HX HB 50,000		
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TOTAL JUST VALUE		308,151		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		287,728		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6043	NEW CONSTR	89,110	10/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0586/1239	12/27/1989	WD	Q	I		94,200
GRANTOR: SEAWARD HOMES INC						
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0579/0418	9/18/1989	WD	U	V	09	45,000
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96083 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		

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2017] W22 UCP=[YR=2017] W12 S25 E12 N25\$ S25 E22 N25\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV