BLOCK 4 LOT 1
IN OR 1309/1560 & OR 1424/1650
NASSAU LAKES PB 5/70

CARTRETTE GARY & JENNIFER L
96029 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-0004-0010

BUILDING CHARACTERISTICS

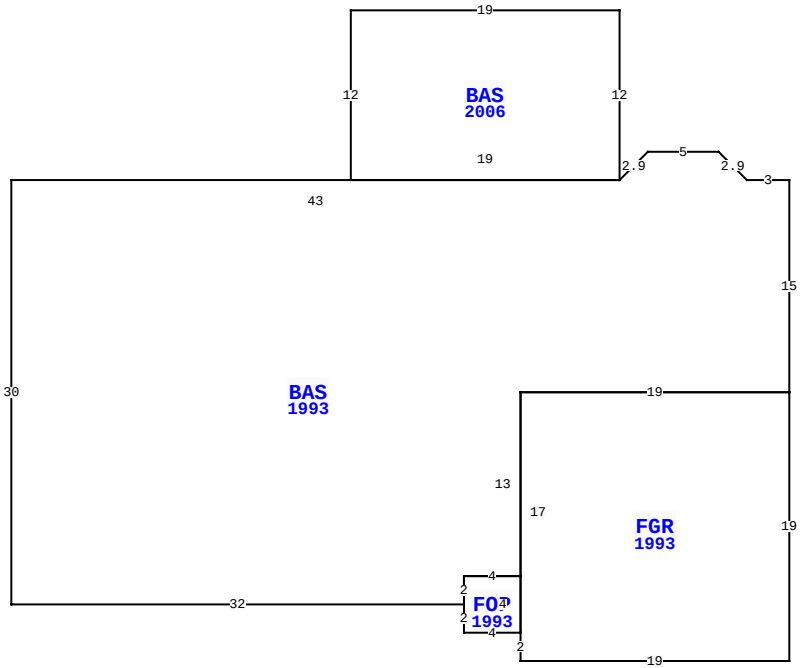
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,371	100	1,371	141,083
BAS	228	100	228	23,463
FGR	361	55	199	20,478
FOP	16	30	5	515
TOTALS	1,976		1,803	185,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,803	101.6500	120.71	217,640	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 1997 Heated Area: 1599 HX Base Yr 1997



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/18/2023 MLU
AG DATE	

96029 PARLIAMENT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,538
TOTAL MARKET OB/XF VALUE		5,043
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		265,581
SOH/AGL Deduction		126,770
ASSESSED VALUE		138,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,811
TOTAL JUST VALUE		265,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108716	GARAGE DOOR	3,135	07/02/2021
B18203	ADDITION	23,160	10/31/2006
M11951	MECH OTHER	400	08/01/2006
R09529	REPAIR/RRF	2,000	07/01/2006
9800008	REMODEL	0	08/01/1998
7728	NEW CONSTR	70,660	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1650	6/30/2006	WD	U	I	10	100
GRANTOR: SUTER ROBYN J						
GRANTEE: CARTRETTE GARY & JE						
1309/1560	4/14/2005	WD	U	I	01	100
GRANTOR: MCKENDREE JENNIFER L						
GRANTEE: CARTRETTE GARY & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 U2 L2 W5 D2 L2 BAS=[YR=2006] N12 W19 S12 E19 $ W43 S30 E32 FOP=[YR=1993] S2 E4 FGR=[YR=1993] S2 E19N19 W19 S17 $ N4 W4 S2 $ N2 E4N13 E19 N15 $.

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	0811	CONCRETE B	0	100	0	0	842.00	SF	5.20	5.20	100	1992	1992	3	66	2,890	
3	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	1995	1995	3	20	432	
4	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1998	1998	3	77	961	
6	0810	CONCRETE A	0	100	0	0	148.00	SF	6.50	6.50	100	1999	1999	3	79	760	

LAND DESCRIPTION

TOTAL OB/XF 5,043

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	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 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS