

UNIT 2
IN OR 1563/1602
PARLIAMENT ESTATES CONDO

ZEPHYR LAND HOLDING LLC
97040 ELK CREEK CT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-163C-0002-0000


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		
Floor		1 100	1632300			0				2007	2007	100	100	0			
Location	END	END 100		1 CONDO - 0% - 0					SQFT=1500							HX Base Yr	
View Lump	TYPICAL	TYPICAL 100															
Parking	OPEN	OPEN 100															
Bedrooms		8 100															
Quality 03 Quality Level 03																	
DOR CODE 0417 CONDO OFFICE																	
MAP NUM			MKT AREA	04													
NEIGHBORHOOD/LOC			4005.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS			0	0													
EXTRA FEATURES				97040 ELK CREEK CT, 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	

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		328,500
SOH/AGL Deduction		90,735
ASSESSED VALUE		237,765
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		237,765
TOTAL JUST VALUE		328,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/1602	4/29/2008	WD	Q	I		306,000
GRANTOR: BRYAN COUNTY HOLDINGS						
GRANTEE: ZEPHYR LAND HOLDING						

BUILDING NOTES																

BUILDING DIMENSIONS																

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