

LOT 2
PARLIAMENT ESTATES PB 7/333
ESMT PT OR 2217/1712

BIG TROUBLE CREEK 8638 LLC
403 TARPON AVENUE #302
FERNANDINA BEACH, FL 32034

2023

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

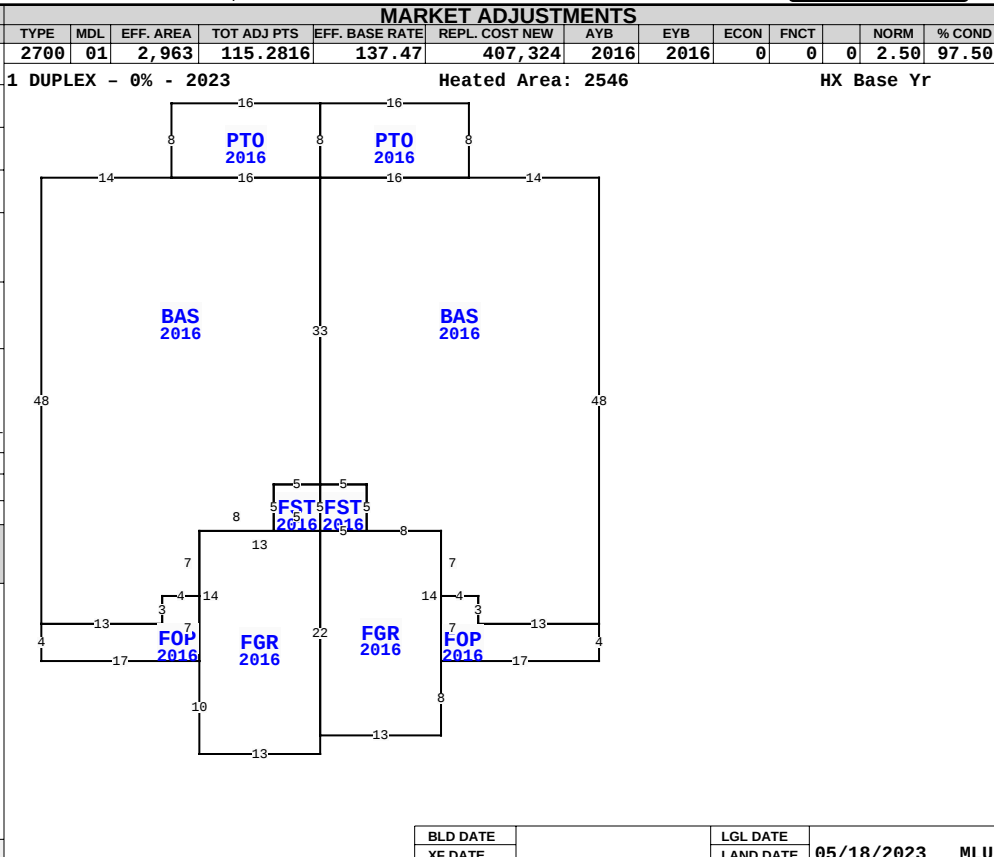
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		2 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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	1,273	100	1,273	170,624
BAS	1,273	100	1,273	170,624
FGR	286	55	157	21,043
FGR	312	55	172	23,054
FOP	80	30	24	3,217
FOP	80	30	24	3,217
FST	25	55	14	1,877
FST	25	55	14	1,877
PTO	128	5	6	804
PTO	128	5	6	804
TOTALS	3,610		2,963	397,141

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	2,705.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	397,141								
TOTAL MARKET OB/XF VALUE	13,644								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	485,785								
SOH/AGL Deduction	0								
ASSESSED VALUE	485,785								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	485,785								
TOTAL JUST VALUE	485,785								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	376,647								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429141	NEW CONSTR	299,054	08/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/0404	5/03/2022	WD	Q	I	05	1,300,000	
GRANTOR: BRYAN COUNTY HOLDINGS							
GRANTEE: BIG TROUBLE CREEK 8							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W14 PTO=[YR=2016] N8 W16 PTO=[YR=2016] W16 S8 BAS=[YR=2016] W14 S48 FOP=[YR=2016] S4 E17 FGR=[YR=2016] S10 E13 N2 FGR=[YR=2016] E13 N8 FOP=[YR=2016] E17 N4 W13 N3 W4 S7\$ N14 W8 FST=[YR=2016] N5 W5 FST=[YR=2016] W5 S5 E5 N5\$ S5 E5\$ W5 S22\$ N22 W13 S14\$ N7 W4 S3 W13\$ E13 N3 E4 N7 E8 N5 E5 N33 W16\$ E16 N8\$ S8 E16\$ W16 S33 E5 S5 E8 S7 E4 S3 E13 N48\$.									