PT OF GOVT LOT 2
IN OR 1473/599
ESMT 1419/1842

B & C PEEPLES PROPERTIES LLC/
96549 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-0000-0009-0090

BUILDING CHARACTERISTICS

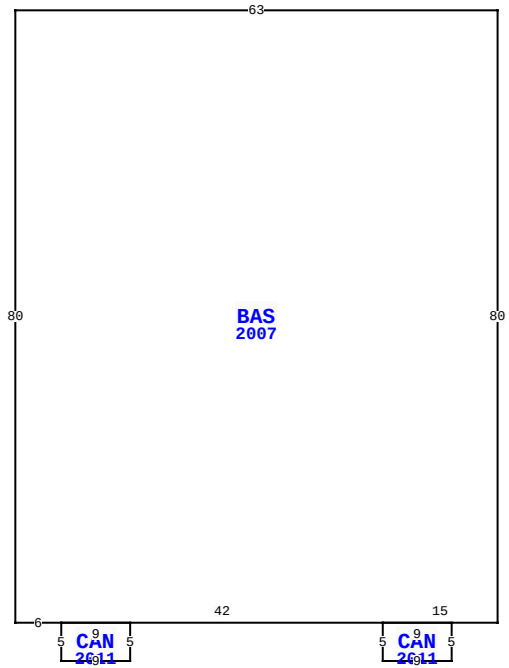
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		28 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,040	100	5,040	115,870
CAN	45	30	14	322
CAN	45	30	14	322
TOTALS	5,130		5,068	116,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,068	100.4998	45.98	233,027	2007	2007	0	0	0	50.00	50.00

1 PREFAB MTL - 0% - 0 Heated Area: 5040 HX Base Yr



96549 PARLIAMENT DR, FERNANDINA BEACH

BLD DATE	11/27/2019	KK	LGL DATE		
XF DATE	11/27/2019	KK	LAND DATE	11/27/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,298,829
TOTAL MARKET OB/XF VALUE	74,783
TOTAL LAND VALUE - MARKET	79,500
TOTAL MARKET VALUE	1,453,112
SOH/AGL Deduction	255,116
ASSESSED VALUE	1,197,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,197,996
TOTAL JUST VALUE	1,453,112
NCON VALUE	0
INCOME VALUE	6,630,827
PREVIOUS YEAR MKT VALUE	1,488,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005618	REMODEL	153,714	08/16/2019
B23555	ADDITION	9,500	05/01/2010
C21252	CO ISSUED	0	04/01/2008
B21252	NEW CONSTR	60,000	04/01/2008
B0719755	ADDITION	60,000	05/01/2007
C19755	CO ISSUED	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/0599	1/22/2007	QC	U	V	06	100
GRANTOR: PEEPLES BRYAN N & CAR						
GRANTEE: B & C PEEPLES PROPE						
1225/0760	4/26/2004	WD	U	V	01	100
GRANTOR: PEEPLES WARREN CRAIG						
GRANTEE: PEEPLES BRYAN N & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W63S80E6CAN=[YR=2011] S5E9N5
W9$E42CAN=[YR=2011] S5E9N5W9$E15N80$.

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	0803	ASPHALT C	0	0	0	0	22,699.00	SF	2.00	2.00	100	2007	2007	3	60	27,239	
2	0811	CONCRETE B	0	0	0	0	983.00	SF	5.20	5.20	100	2007	2007	3	88	4,498	
3	0858	SCULP CONC	0	0	0	0	1,080.00	SF	13.00	13.00	100	2007	2007	3	97	13,619	
4	0400	CONC CURB	0	0	0	0	966.00	LF	15.00	15.00	100	2007	2007	3	91	13,186	
5	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2007	2007	3	72	5,465	
6	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2007	2007	3	72	1,080	
7	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2007	2007	3	91	137	
8	0978	SECURTY LT	0	0	0	0	4.00	UT	225.00	225.00	100	2007	2007	3	72	648	
9	0978	SECURTY LT	0	0	0	0	4.00	UT	225.00	225.00	100	2007	2007	3	72	648	
10	0978	SECURTY LT	0	0	0	0	1.00	UT	225.00	225.00	100	2007	2007	3	72	162	

TOTAL OB/XF 66,682

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0003	PUD	0.00	0.00	1.59	AC		1.00	1.00	1.00	50,000.00	50,000.00	79,500							

REVIEW DATE 11/27/2019 BY KK Total Acres: 1.59 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/06/2024 BY SYS

PT OF GOVT LOT 2
IN OR 1473/599
ESMT 1419/1842

B & C PEEPLES PROPERTIES LLC/
96549 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-0000-0009-0090

BUILDING CHARACTERISTICS

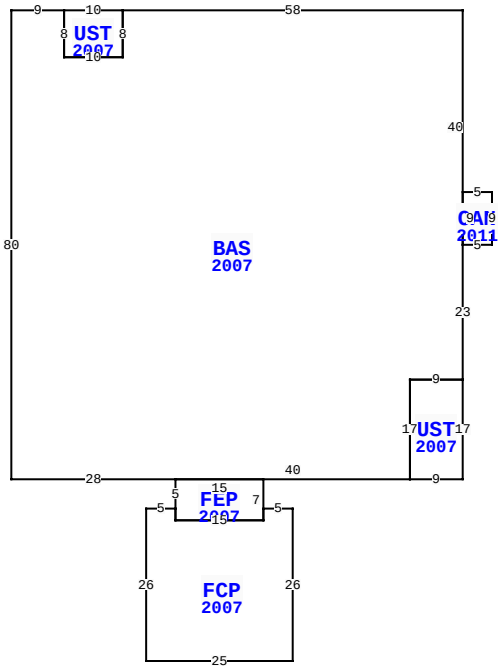
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	14	CARPET 10
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	05	STEEL 100
Common Wall		26 100
Story Height		9 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,927	100	5,927	621,562
CAN	45	30	14	1,468
FCP	620	30	186	19,506
FEP	105	80	84	8,809
UST	80	40	32	3,355
UST	153	40	61	6,397
TOTALS	6,930		6,304	661,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	6,304	84.0674	119.17	751,248	2007	2007	0	0	0	12.00	88.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 6011 HX Base Yr



96549 PARLIAMENT DR, FERNANDINA BEACH

BLD DATE	11/27/2019	KK	LGL DATE	
XF DATE	11/27/2019	KK	LAND DATE	11/27/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,298,829
TOTAL MARKET OB/XF VALUE	74,783
TOTAL LAND VALUE - MARKET	79,500
TOTAL MARKET VALUE	1,453,112
SOH/AGL Deduction	255,116
ASSESSED VALUE	1,197,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,197,996
TOTAL JUST VALUE	1,453,112
NCON VALUE	0
INCOME VALUE	6,630,827
PREVIOUS YEAR MKT VALUE	1,488,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19900	CO ISSUED	0	05/01/2007
B19900	ADDITION	60,000	05/01/2007
E19247	ELEC OTHER	10,000	05/01/2007
E19315	ELEC OTHER	6,000	05/01/2007
M12924	MECH OTHER	0	05/01/2007
C19151	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/0599	1/22/2007	QC	U	V	06	100
GRANTOR: PEEPLES BRYAN N & CAR						
GRANTEE: B & C PEEPLES PROPE						
1225/0760	4/26/2004	WD	U	V	01	100
GRANTOR: PEEPLES WARREN CRAIG						
GRANTEE: PEEPLES BRYAN N & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W58UST=[YR=2007] W10S8E10N8$
S8W10N8W9S80E28FEP=[YR=2007] S5 FCP=[YR=2007]
W5S26E25N26W5S2W15N2$ S2E15N7W15$E40UST=[YR=2007] E9N17W9
S17$N17E9N23CAN=[YR=2011] E5N9W5S9$ N40$.

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
11	0858	SCULP CONC	0	0	0	0	430.00	SF	13.00	13.00	100	2007	2007	3	97	5,422	
12	0810	CONCRETE A	0	0	13	6	78.00	SF	6.50	6.50	100	2007	2007	3	88	446	
13	0978	SECURTY LT	0	0	0	0	1.00	UT	225.00	225.00	100	2007	2007	3	72	162	
14	0441	STK FNC 4'	0	0	0	0	65.00	LF	6.50	6.50	100	2019	2019	3	86	363	
15	0443	STK FNC 6'	0	0	0	0	77.00	LF	10.00	10.00	100	2019	2019	3	86	662	
16	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	95	855	
17	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2019	2019	3	98	191	

LAND DESCRIPTION

TOTAL OB/XF 8,101

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

REVIEW DATE 11/27/2019 BY KK Total Acres: 1.59 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/06/2024 BY SYS

PT OF GOVT LOT 2
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ESMT 1419/1842

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FERNANDINA BEACH, FL 32034

2024

27-2N-28-0000-0009-0090

BUILDING CHARACTERISTICS

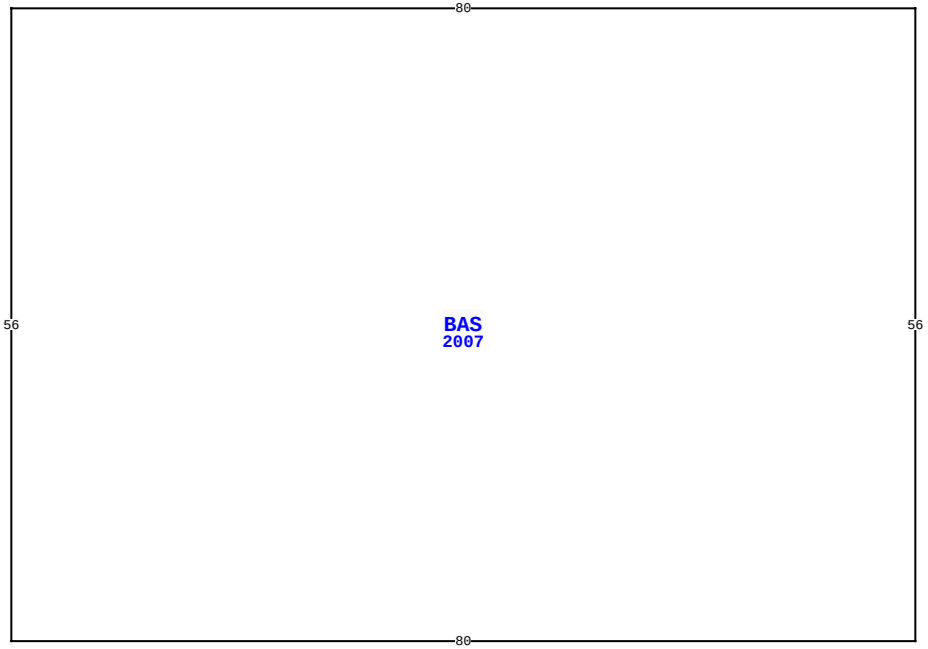
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,480	100	4,480	521,217
TOTALS	4,480		4,480	521,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,480	90.7131	129.27	579,130	2007	2009	0	0	0	10.00	90.00

3 RETAILSTOR – 0% - 0 Heated Area: 4480 HX Base Yr



BLD DATE	11/27/2019 KK	LGL DATE	
XF DATE	11/27/2019 KK	LAND DATE	11/27/2019 KK
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96549 PARLIAMENT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,298,829
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ASSESSED VALUE	1,197,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,197,996
TOTAL JUST VALUE	1,453,112
NCON VALUE	0
INCOME VALUE	6,630,827
PREVIOUS YEAR MKT VALUE	1,488,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19151	NEW CONSTR	100,000	12/01/2006
M12297	MECH OTHER	0	12/01/2006
E17839	ELEC OTHER	0	08/01/2006
M11900	MECH OTHER	0	08/01/2006
B0619151	NEW CONSTR	0	01/01/2006
P10551	OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/0599	1/22/2007	QC	U	V	06	100
GRANTOR: PEEPLES BRYAN N & CAR						
GRANTEE: B & C PEEPLES PROPE						
1225/0760	4/26/2004	WD	U	V	01	100
GRANTOR: PEEPLES WARREN CRAIG						
GRANTEE: PEEPLES BRYAN N & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W80 S56 E80 N56$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/27/2019 BY KK Total Acres: 1.59 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/06/2024 BY SYS