

BLOCK 1 LOT 9
IN OR 589/579
NASSAU LAKES 1A PB 5/70-71

NOBLES CHARLES E & PAMELA A
96298 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0001-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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
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NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	205,219
BAS	484	100	484	53,690
BAS	407	100	407	45,148
FGR	648	55	356	39,491
FOP	69	30	21	2,329
FOP	96	30	29	3,217

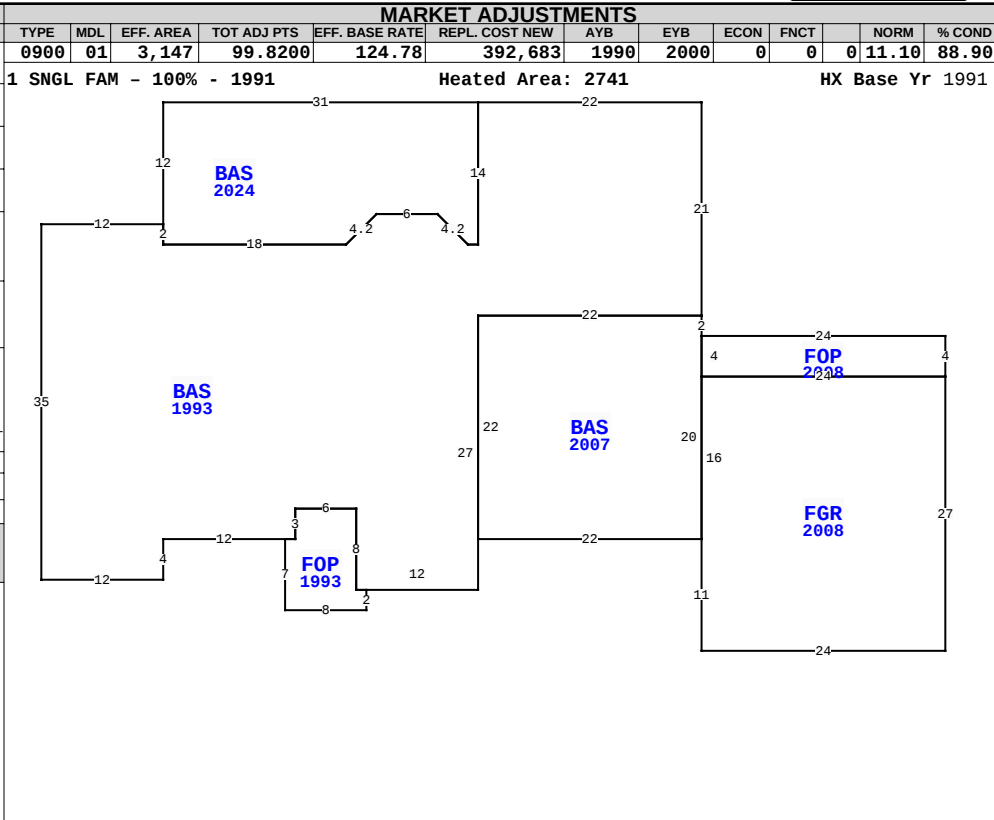
TOTALS	3,554		3,147	349,095
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0 100	0	0	1,454.00	SF	6.50	6.50	100	1990	1990	3	59.5	5,623	
3	0845	KOOL DECK	0 100	0	0	800.00	SF	7.25	7.25	100	1999	1999	3	77	4,466	
4	0866	POOL FIBER	0 100	0	0	475.00	SF	72.00	72.00	100	1999	1999	3	20	6,840	
5	0300	BOAT DCK W	0 100	0	0	196.00	SF	40.00	40.00	100	1992	1992	3	20	1,568	
6	0812	CONCRETE C	0 100	0	0	1,520.00	SF	4.00	4.00	100	2001	2001	3	80	4,864	
7	0510	GARAGE WD-	0 100	16	12	192.00	SF	35.00	35.00	100	2006	2006	3	44	2,957	
8	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2001	2001	3	55	2,112	
9	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	60	3,000	
10	1242	WD DECK A	1 100	20	10	200.00	SF	10.00	10.00	100	2023	2023		100	2,000	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



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

96298 PARLIAMENT DR, FERNANDINA BEACH

TOTAL OB/XF																35,810
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0 100	0	0	1,454.00	SF	6.50	6.50	100	1990	1990	3	59.5	5,623	
3	0845	KOOL DECK	0 100	0	0	800.00	SF	7.25	7.25	100	1999	1999	3	77	4,466	
4	0866	POOL FIBER	0 100	0	0	475.00	SF	72.00	72.00	100	1999	1999	3	20	6,840	
5	0300	BOAT DCK W	0 100	0	0	196.00	SF	40.00	40.00	100	1992	1992	3	20	1,568	
6	0812	CONCRETE C	0 100	0	0	1,520.00	SF	4.00	4.00	100	2001	2001	3	80	4,864	
7	0510	GARAGE WD-	0 100	16	12	192.00	SF	35.00	35.00	100	2006	2006	3	44	2,957	
8	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2001	2001	3	55	2,112	
9	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	60	3,000	
10	1242	WD DECK A	1 100	20	10	200.00	SF	10.00	10.00	100	2023	2023		100	2,000	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	349,095	
TOTAL MARKET OB/XF VALUE	35,810	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	459,905	
SOH/AGL Deduction	182,168	
ASSESSED VALUE	277,737	
TOTAL EXEMPTION VALUE	HX HB VX 55,000	
BASE TAXABLE VALUE	222,737	
TOTAL JUST VALUE	459,905	
NCON VALUE	28,076	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	433,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006342	ADDITION	62,298	04/22/2022
B21761	ADDITION	37,868	08/01/2008
R11453	REPAIR/RRF	5,000	08/01/2008
M09128	MECH OTHER	0	02/01/2005
996367	SWIM POOL	28,502	08/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0589/0579	2/01/1990	WD Q I	SALE PRICE 119,000
GRANTOR: NORTH POINT CONSTR			
GRANTEE: NOBLES CHARLES & PA			
0582/0396	10/24/1989	WD Q V	18,000
GRANTOR: BROOKS THOMAS W III			
GRANTEE: NO POINT CONST CO			

BUILDING NOTES			
BAS=[YR=1993;ORIG=-24,-2] N21 W22 S14 W1 U3L3 W6 D3L3 W18 N2 W12 S35 E12 N4 E12 E1 N3 E6 S8 E12 N27 E22 \$			
FGR=[YR=2008;ORIG=-24,20] S11 E24 N27 W24 S16 \$			
BAS=[YR=2007;ORIG=-24,0] N2 W22 S22 E22 N20 \$			
FOP=[YR=2008;ORIG=0,0] W24 S4 E24 N4 \$			
FOP=[YR=1993;ORIG=-65,20] S7 E8 N2 W1 N8 W6 S3 W1 \$			
BAS=[YR=2024;ORIG=-46,-23] W31 S12 S2 E18 U3R3 E6 D3R3 E1 N14 \$			

BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=-24,-2] N21 W22 S14 W1 U3L3 W6 D3L3 W18 N2 W12 S35 E12 N4 E12 E1 N3 E6 S8 E12 N27 E22 \$			
FGR=[YR=2008;ORIG=-24,20] S11 E24 N27 W24 S16 \$			
BAS=[YR=2007;ORIG=-24,0] N2 W22 S22 E22 N20 \$			
FOP=[YR=2008;ORIG=0,0] W24 S4 E24 N4 \$			
FOP=[YR=1993;ORIG=-65,20] S7 E8 N2 W1 N8 W6 S3 W1 \$			
BAS=[YR=2024;ORIG=-46,-23] W31 S12 S2 E18 U3R3 E6 D3R3 E1 N14 \$			