

BLOCK 2 LOT 4
IN OR 1176/1062
NASSAU LAKES 1A PB 5/70 & 71

GERRINGER CHARLES A & CHERYL A
96110 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0002-0040



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	15	HARDTILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC		4011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,056	100	3,056	343,373
FGR	528	55	290	32,585
FOP	208	30	62	6,966
FOP	648	30	194	21,798
TOTALS	4,440		3,602	404,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,602	103.3200	129.15	465,198	1997	1997	0	0	13.00	87.00
1 SNGL FAM - 100% - 2010						Heated Area: 3056		HX Base Yr			
54 12 54 12 16 46 22 22 16 14 8 26 26 48 22 24 BAS 1997 FOP 1997 FGR 1998											