

COLSON TERRELL S
96128 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0002-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT GRV NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 80										0900 01 2,700 106.3680 132.96 358,992 1987 1987 0 0 17.65 82.35										Tax Group: 4 Tax Dist:									
Exterior Wall 05 AVERAGE 20										1 SNGL FAM - 100% - 1999 Heated Area: 2196 HX Base Yr 1999										BUILDING MARKET VALUE 319,138									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 39,397									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 433,535									
Interior Floo 14 CARPET 100																				SOH/AGL Deduction 215,806									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 217,729									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 167,729									
Bathrooms 2.5 100																				TOTAL JUST VALUE 433,535									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 421,660									
BUD8 Adjustme 04 DIST 01 100																													
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 2,196 100 2,196 240,446																													
FGR 616 55 339 37,118																													
FOP 22 30 7 767																													
FOP 225 30 68 7,445																													
FSP 226 40 90 9,854																													
TOTALS 3,285 2,700 295,630																													
EXTRA FEATURES										96128 PARLIAMENT DR, 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										BLD DATE LGL DATE										05/18/2023 MLU									
1 0811 CONCRETE B 0 100 0 0 988.00 SF 5.20 5.20 100 1987 1987 3 52 2,672										XF DATE										LAND DATE									
2 0810 CONCRETE A 0 100 62 3 186.00 SF 6.50 6.50 100 1987 1987 3 52 629										INC DATE										AG DATE									
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1987 1987 3 62 2,170																													
4 0861 POOL GUNIT 0 100 35 15 525.00 SF 85.00 85.00 100 1987 1987 3 20 8,925																													
5 0845 KOOL DECK 0 100 8 142 1,136.00 SF 7.25 7.25 100 1987 1987 3 52 4,283																													
6 0810 CONCRETE A 0 100 10 90 900.00 SF 6.50 6.50 100 1988 1988 3 54.5 3,188																													
7 1242 WD DECK A 0 100 0 0 324.00 SF 10.00 10.00 100 1995 1995 3 20 648																													
8 0812 CONCRETE C 0 100 0 0 4,796.00 SF 4.00 4.00 100 2007 2007 3 88 16,882																													
LAND DESCRIPTION										TOTAL OB/XF 39,397																			
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																													
1 000100 C SFR 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													

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