

SALMON JANET
96160 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	2,022	100	2,022	251,837
FGR	529	55	291	36,244
FOP	231	30	69	8,594
PTO	168	5	8	996
TOTALS	2,950		2,390	297,670

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.3280	139.16	332,592	2001	2001		0	0	10.50	89.50

1 SNGL FAM - 100% - 2002
Heated Area: 2022
HX Base Yr 2002

Diagram Labels:
BAS 2001
FGR 2001
FOP 2001
PTO 2001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.3280	139.16	332,592	2001	2001		0	0	10.50	89.50

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/18/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,670	
TOTAL MARKET OB/XF VALUE		8,070	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		380,740	
SOH/AGL Deduction		186,524	
ASSESSED VALUE		194,216	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		139,216	
TOTAL JUST VALUE		380,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,634	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0850/0449	9/25/1998	WD	Q	V		24,300

GRANTOR:MCCAIN GLORIA L

GRANTEE:SALMON ROLANDO & JA

0540/0738 4/11/1988 WD Q V 18,000

GRANTOR:RAD PROPERTIES INC

GRANTEE:MCCAIN GLORIA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 N3 W24 S23 W1 N4 W9 S4 W1 PTO=[YR=2001] N7 W24 S7 E24 \$ W30 S25 E5 S8 FOP=[YR=2001] S7 E33 N7 W33 \$ E33 N6 E4 FGR=[YR=2001] E23 N23 W23 S23 \$ N23 E23 N14 E2 N10 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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				

TOTAL OB/XF

8,070

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