



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

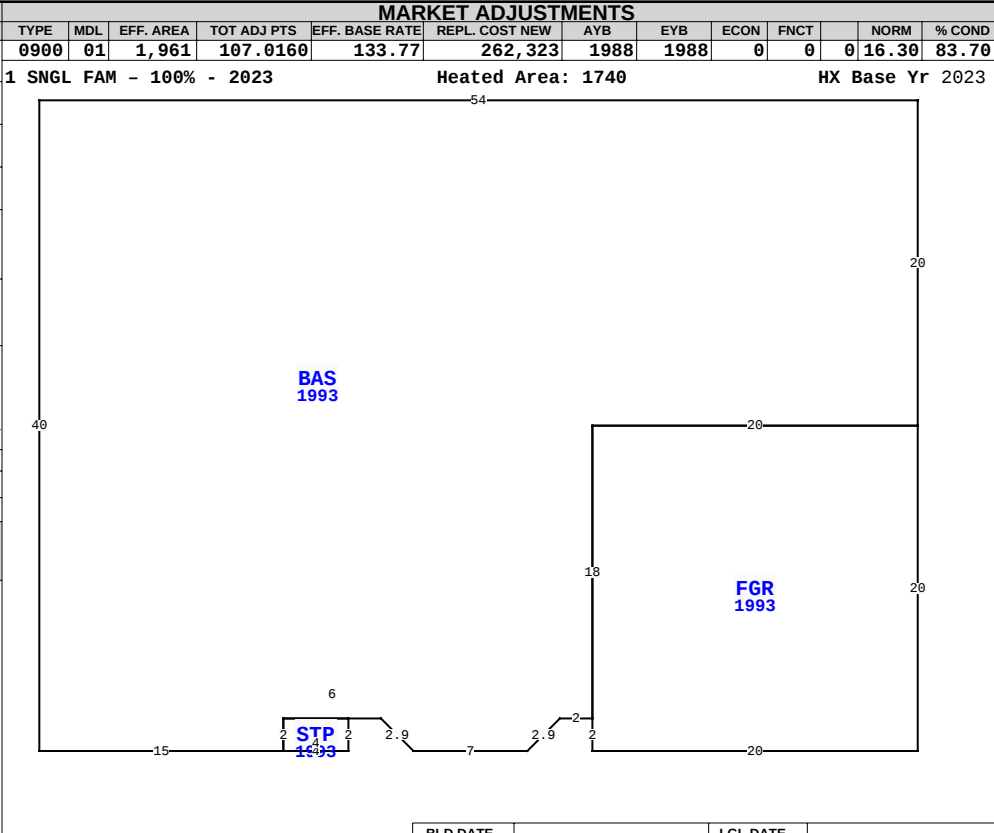
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	194,820
FGR	400	55	220	24,632
STP	8	10	1	112

TOTALS	2,148		1,961	219,564
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,734.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	
6	0861	POOL GUNIT	0	100	0	0	556.00	SF	85.00	85.00	
7	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	
8	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



96223 PARLIAMENT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	1,734.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,780	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1988	1988	3	54.5	616	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	54.5	57	
5	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1988	1988	3	54.5	283	
6	0861	POOL GUNIT	0	100	0	0	556.00	SF	85.00	85.00	100	2005	2005	3	40	18,904	
7	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	100	2005	2005	3	86	3,616	
8	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	24	691	

TOTAL OB/XF											
29,227											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	219,564		
TOTAL MARKET OB/XF VALUE	29,227		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	323,791		
SOH/AGL Deduction	0		
ASSESSED VALUE	323,791		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	268,791		
TOTAL JUST VALUE	323,791		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	326,312		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13110	RE-ROOF	5,800	09/03/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2603/1774	11/16/2022	WD	U	I	11	100	
GRANTOR: AITKEN NANCY M							
GRANTEE: AITKEN NANCY M REVO							
2569/0549	6/09/2022	WD	Q	I	01	450,000	
GRANTOR: WOODARD LINDA SUE							
GRANTEE: AITKEN NANCY M & JA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W54 S40 E15 STP=[YR=1993] E4 N2 W4 S2\$ N2 E6 D2 R2 E7 U2 R2 E2 FGR=[YR=1993] S2 E20 N20 W20 S18\$ N18 E20 N20\$.											