BLOCK 3 LOT 5
NASSAU LAKES PB 5/70
NASSAU LAKES PB 5/70

WILLIAMS CHARLES A JR & VICKI
311 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

**2024**

**27-2N-28-141A-0003-0050**

## BUILDING CHARACTERISTICS

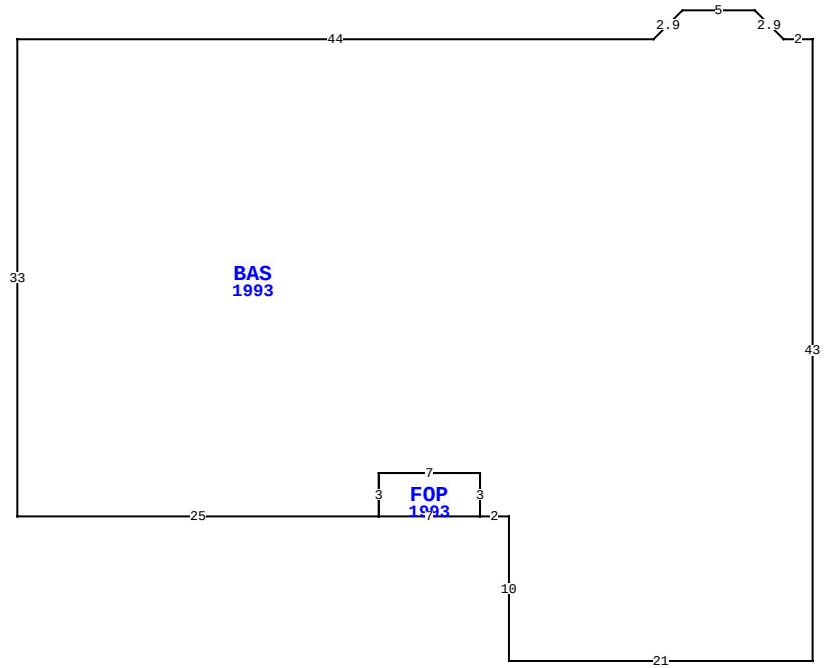
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,018 | 100 | 2,018 | 228,264 |
| FOP | 21 | 30 | 6 | 679 |
| TOTALS | 2,039 | | 2,024 | 228,943 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,024 | 107.4080 | 134.26 | 271,742 | 1988 | 1988 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 0% - 0 Heated Area: 2018 HX Base Yr




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

96195 PARLIAMENT DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 228,943 |
| TOTAL MARKET OB/XF VALUE | 9,361 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 313,304 |
| SOH/AGL Deduction | 40,371 |
| ASSESSED VALUE | 272,933 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 272,933 |
| TOTAL JUST VALUE | 313,304 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 313,756 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24614 | REMODEL | 2,000 | 04/01/2011 |
| 4847 | NEW CONSTR | 1,600 | 03/03/1988 |
| 2470 | H/AC | 1,600 | 02/22/1988 |
| 2862 | NEW CONSTR | 0 | 01/05/1988 |
| 4514 | NEW CONSTR | 57,364 | 11/19/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2307/0591 | 9/20/2019 | WD | Q | I | 01 | 220,000 |
| GRANTOR: CAMPBELL FAMILY TRUST | | | | | | |
| GRANTEE: WILLIAMS CHARLES A | | | | | | |
| 1731/1456 | 3/23/2011 | WD | U | I | 11 | 115,000 |
| GRANTOR: HSBC BANK USA NATIONA | | | | | | |
| GRANTEE: CAMPBELL ROBERT G & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 U2 L2 W5 D2 L2 W44 S33 E25
FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S3 E2 S10 E21 N43 $ .

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 1,600.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 54.5 | 3,488 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 57 | 3 | 171.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 606 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 64 | 2,240 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 8 | 10 | 80.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 283 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 4 | 4 | 16.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 57 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 12 | 34 | 408.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 1,578 | |
| 7 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 337.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 674 | |
| 8 | 0681 | POLE SHED | 0 | 0 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 29 | 435 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,361

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS