

BLOCK 3 LOT 6
IN OR 1929/96
NASSAU LAKES PB 5/70

BUNCH BRENDA M
96169 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0003-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4011.00
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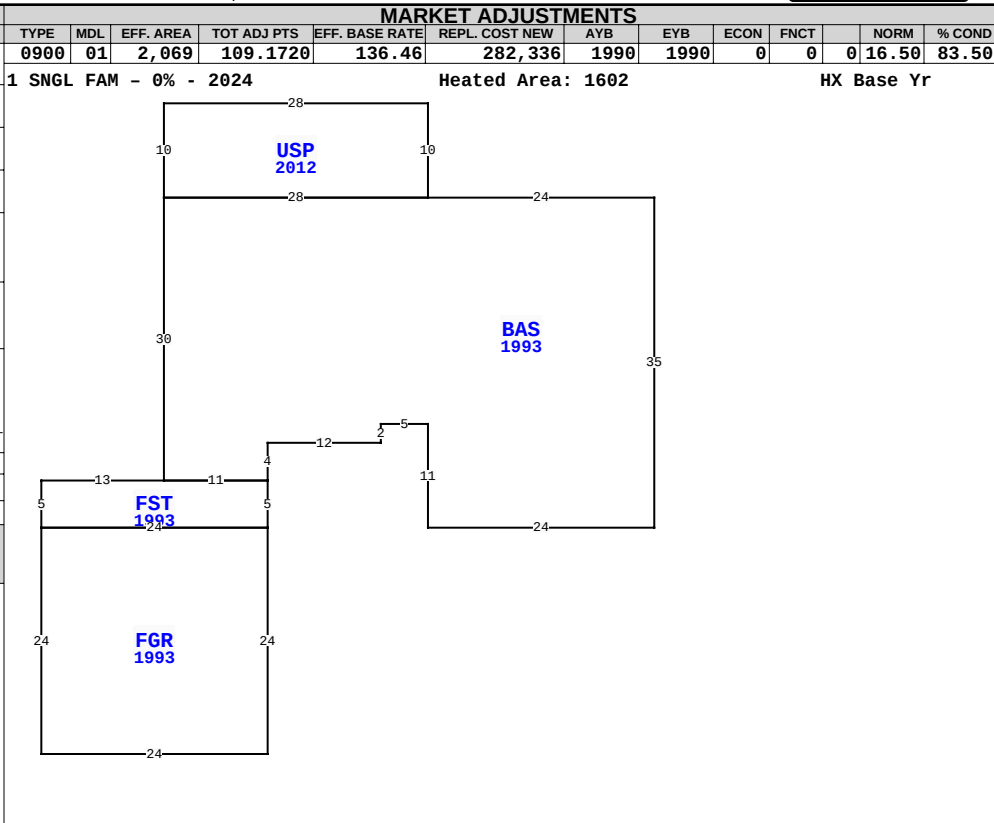
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	1,602	182,539
FGR	576	55	317	36,120
FST	120	55	66	7,520
USP	280	30	84	9,572

TOTALS	2,578	2,069	235,751
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,030.00	SF	4.16	4.16	
3	1242	WD DECK A	0	0	10	12	120.00	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	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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96169 PARLIAMENT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,169											

TOTAL OB/XF											
5,169											

Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	235,751		
TOTAL MARKET OB/XF VALUE	5,169		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	315,920		
SOH/AGL Deduction	0		
ASSESSED VALUE	315,920		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	315,920		
TOTAL JUST VALUE	315,920		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	316,918		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13055	RE - ROOF	13,210	08/01/2012
3256	H/AC	2,800	01/08/1990
6124	NEW CONSTR	87,000	11/17/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1929/0096	7/22/2014	QC	U	I	11	100	
GRANTOR: BUNCH JAMES RAUL & BR							
GRANTEE: BUNCH BRENDA M							
0719/0860	12/02/1994	WD	Q	I		87,900	
GRANTOR: HIGGINBOTHAM MICHAEL							
GRANTEE: BUNCH JAMES R & BRE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W24 USP=[YR=2012] N10 W28 S10 E28 \$ W28 S30 FST=[YR=1993] W13 S5FGR=[YR=1993] S24 E24 N24 W24 \$ E24 N5 W11 \$ E11 N4 E12 N2 E5 S11 E24 N35 \$.							