

BLOCK 3 LOT 8
IN OR 2232/796
NASSAU LAKES PB 5/70 & 71

SHOSTAK MICHAEL J & KAY D L/E/
96123 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

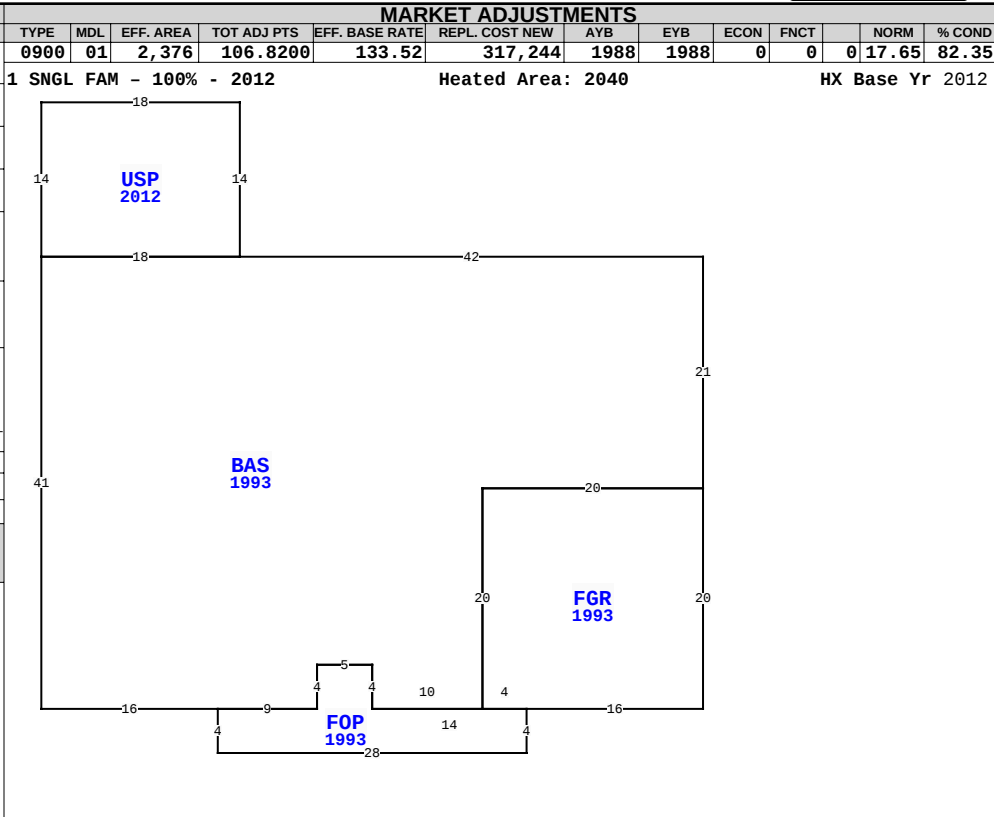
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	224,306
FGR	400	55	220	24,189
FOP	132	30	40	4,398
USP	252	30	76	8,357

TOTALS	2,824		2,376	261,250
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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	2,360.00	SF	3.20	3.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0510	GARAGE WD-	0	100	30	60	1,800.00	SF	26.25	26.25	
4	0680	POLE SHED	0	100	10	12	120.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	4	40	160.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	
7	0861	POOL GUNIT	0	100	36	15	540.00	SF	85.00	85.00	
8	0855	CONC PAVER	0	100	0	0	1,602.00	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	100		PUD	0.00	0.00	1.00	LT	



96123 PARLIAMENT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
58,788											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
261,250											
TOTAL MARKET OB/XF VALUE											
58,788											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
395,038											
SOH/AGL Deduction											
190,742											
ASSESSED VALUE											
204,296											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
154,296											
TOTAL JUST VALUE											
395,038											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
385,761											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25355	ADDITION	4,871	11/01/2011
B19945	SWIM POOL	18,000	05/01/2007
Z970915	OTHER	0	11/01/1997
2604	H/AC	2,650	06/13/1988
3058	NEW CONSTR	2,800	05/23/1988
4795	NEW CONSTR	70,209	04/08/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2232/0796	10/23/2018	WD	U	I	11	100	
GRANTOR: SHOSTAK MICHAEL J & K							
GRANTEE: SHOSTAK MICHAEL J &							
1749/1343	8/01/2011	WD	Q	I	01	240,000	
GRANTOR: BOWEN HEATHER A							
GRANTEE: SHOSTAK MICHAEL J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W42USP=[YR=2012] N14 W18 S14 E18 \$ W18 S41 E16											
FOP=[YR=1993] S4E28 N4 FGR=[YR=1993] E16 N20 W20 S20E4\$ W14											
N4W5 S4 W9\$ E9 N4 E5 S4 E10 N20 E20 N21\$.											