

CASON STEVEN D & ALICE W
96083 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0003-0090

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 90
Exterior Wall20FACE BRICK 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo13LVT/LAMNT 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame02WOOD FRAME 100
Stories1.1. 100
Units0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	193,100
FGR	441	55	243	27,265
FOP	29	30	9	1,010
USP	540	30	162	18,176

TOTALS	2,731		2,135	239,552
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900012,135104.9580131.20280,112198919950014.4885.52

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE	252,247
TOTAL MARKET OB/XF VALUE	71,114
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	398,361
SOH/AGL Deduction	162,793
ASSESSED VALUE	235,568
TOTAL EXEMPTION VALUE	HX HB50,000
BASE TAXABLE VALUE	185,568
TOTAL JUST VALUE	398,361
NCON VALUE	82,126
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,151

PERMIT NUMDESCRIPTIONAMTISSUEDB230004355POOL ENCLOSURE97,63204/04/202322018747SWIM POOL31,24203/24/2017B1702479GARAGE1,90011/08/198903194H/AC1,60010/20/19896254NEW CONSTR1,50010/09/19893673NEW CONSTR

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE0586/123912/27/1989WD Q I094,200

GRANTOR: SEAWARD HOMES INC

GRANTEE: CASON STEVEN & ALIC

0579/04189/18/1989WD U V 0945,000

GRANTOR: FNB PROPERTIES

GRANTEE: SEAWARD HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W34 S30 E11 U3R3 N2 E4 S2 D3R3 E7
S5 E5 E21 N35 \$
FGR=[YR=1993;ORIG=-21,35] S21 E21 N21 W21 \$
FOP=[YR=1993;ORIG=-43,30] E10 U3L3 N2 W4 S2 D3L3 \$
USP=[YR=2024;ORIG=0,-10] W54 S10 E54 N10 \$
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LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOCCZONEFRONTDEPTHTOT LND UTSPUNITYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/15/2023BY DJTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

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