

CARTRETTE GARY & JENNIFER L
96029 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

08

SHT VINYL 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100
2 100

02

WOOD FRAME 100

1.

1. 100
0 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

MKT AREA

04

4011.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,371

100

1,371

155,865

BAS

228

100

228

25,921

FGR

361

55

199

22,624

FOP

16

30

5

569

TOTALS

1,976

1,803

204,978

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

% COND

0900

01

1,803

107.0000

133.75

241,151

1992

1992

0

0

0 15.00 85.00

1 SNGL FAM - 100% - 1997

Heated Area: 1599

HX Base Yr 1997

BLD DATE

XF DATE

INC DATE

03/03/2023

NW

LGL DATE

LAND DATE

AG DATE

05/18/2023

MLU

EXTRA FEATURES

96029 PARLIAMENT DR, FERNANDINA BEACH

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

0811

CONCRETE B

0 100

0

0

842.00

SF

5.20

5.20

100

1992

1992

3

64

2,802

2

1242

WD DECK A

0 100

12

18

216.00

SF

10.00

10.00

100

1995

1995

3

20

432

3

0810

CONCRETE A

0 100

0

0

192.00

SF

6.50

6.50

100

1998

1998

3

75

936

4

0810

CONCRETE A

0 100

0

0

148.00

SF

6.50

6.50

100

1999

1999

3

77

741

LAND DESCRIPTION

TOTAL OB/XF

4,911

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

204,978

4,911

75,000

284,889

141,914

142,975

50,000

92,975

284,889

0

265,581

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2108716

GARAGE DOOR

3,135

07/02/2021

B18203

ADDITION

23,160

10/31/2006

M11951

MECH OTHER

400

08/01/2006

R09529

REPAIR/RRF

2,000

07/01/2006

9800008

REMODEL

0

08/01/1998

7728

NEW CONSTR

70,660

12/16/1991

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1424/1650

6/30/2006

WD U

I

10

100

GRANTOR: SUTER ROBYN J

GRANTEE: CARTRETTE GARY & JE

1309/1560

4/14/2005

WD U

I

01

100

GRANTOR: MCKENDREE JENNIFER L

GRANTEE: CARTRETTE GARY & JE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 U2 L2 W5 D2 L2 BAS=[YR=2006] N12 W19 S12 E19 \$ W43 S30 E32 FOP=[YR=1993] S2 E4 FGR=[YR=1993] S2 E19N19 W19 S17 \$ N4 W4 S2 \$ N2 E4N13 E19 N15 \$.