BLOCK 4 LOT 34
IN OR 2023/1738
NASSAU LAKES PB 5/70

ANDRES FAMILY TRUST
96379 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141A-0004-0340

BUILDING CHARACTERISTICS

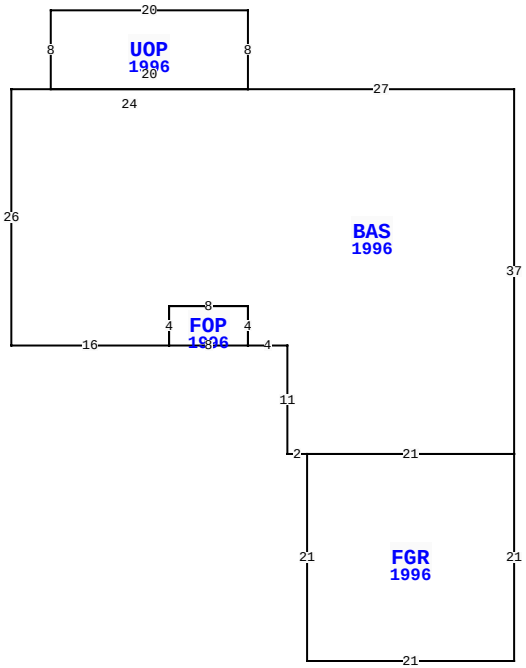
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1,547	189,191
FGR	441	55	243	29,718
FOP	32	30	10	1,223
UOP	160	20	32	3,913
TOTALS	2,180		1,832	224,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	107.9000	134.88	247,100	1996	2004	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2017 Heated Area: 1547 HX Base Yr 2017



96379 PARLIAMENT DR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	05/18/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,046
TOTAL MARKET OB/XF VALUE		7,275
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		306,321
SOH/AGL Deduction		189,598
ASSESSED VALUE		116,723
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		61,723
TOTAL JUST VALUE		306,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614807	REPAIR/RRF	8,000	01/25/2016
95-01725	NEW CONSTR	60,172	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1738	1/07/2016	SW	Q	I	01	183,000
GRANTOR: FANNIE MAE						
GRANTEE: ANDRES FAMILY TRUST						
1965/1058	3/02/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W27 UOP=[YR=1996] N8 W20 S8 E20$ W24 S26 E16 FOP=[YR=1996] E8 N4 W8 S4$ N4 E8 S4 E4 S11 E2 FGR=[YR=1996] S21 E21 N21 W21$ E21 N37$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,566.00	SF	4.00	4.00	100	1996	1996	3	72	4,510	

LAND DESCRIPTION

TOTAL OB/XF 7,275

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS