BLOCK 1 LOT 8
IN OR 1962/84
NASSAU LAKES 1A PB 5/70-71

DENMARK LARRY M & LINDSEY KAY
96268 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

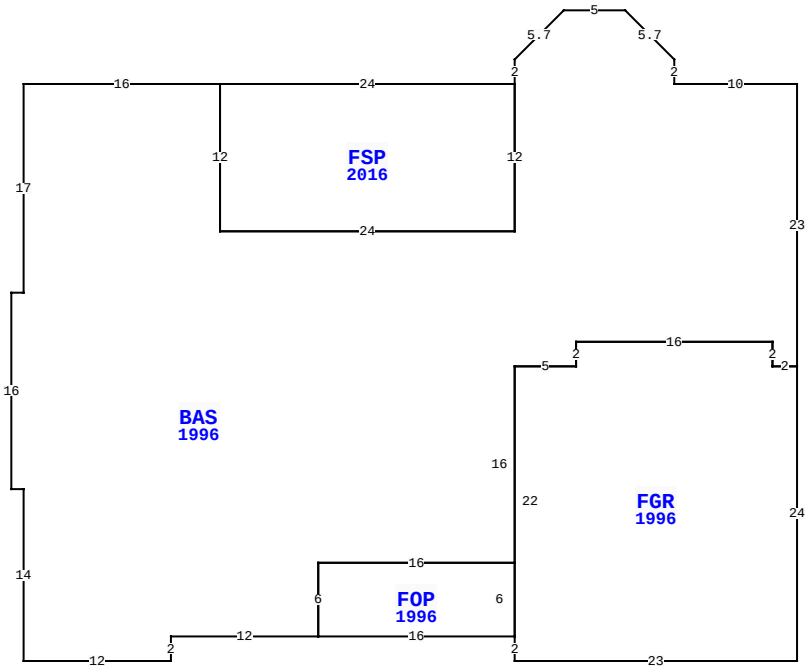
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	1996	2,015	263,071
FGR	584	55	1996	321	41,909
FOP	96	30	1996	29	3,786
FSP	288	40	2016	115	15,014
TOTALS	2,983			2,480	323,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,480	115.0080	151.81	376,489	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2016 Heated Area: 2015 HX Base Yr 2016



96268 PARLIAMENT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,781
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		434,026
SOH/AGL Deduction		155,632
ASSESSED VALUE		278,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,672
TOTAL JUST VALUE		434,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633201	22X35 CPT	17,146	10/01/2016
963025	NEW CONSTR	85,000	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0084	1/30/2015	SW	U	I	12	230,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DENMARK LARRY M & L						
1943/1718	10/16/2014	SW	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 N2 L4 U4 W5 D4 L4 S2 FSP=[YR=2016] W24 S12 E24 N12 $ S12 W24 N12 W16 S17 W1 S16 E1 S14 E12 N2 E12 FOP=[YR=1996] E16 FGR=[YR=1996] S2 E23N24 W2 N2 W16 S2 W5 S22$ N6 W16 S6$ N6 E16 N16 E5 N2 E16 S2 E2 N23$.

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	0812	CONCRETE C	0	100	0	0	3,684.00	SF	4.00	4.00	100	1996	1996	3	70	10,315	
2	0351	CARPORT MT	0	100	28	22	616.00	SF	10.00	10.00	100	2016	2016	3	70	4,312	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2016	2016	3	95	618	

LAND DESCRIPTION

TOTAL OB/XF 15,245

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS