BLOCK 1 LOT 9
IN OR 589/579
NASSAU LAKES 1A PB 5/70-71

NOBLES CHARLES E & PAMELA A
96298 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

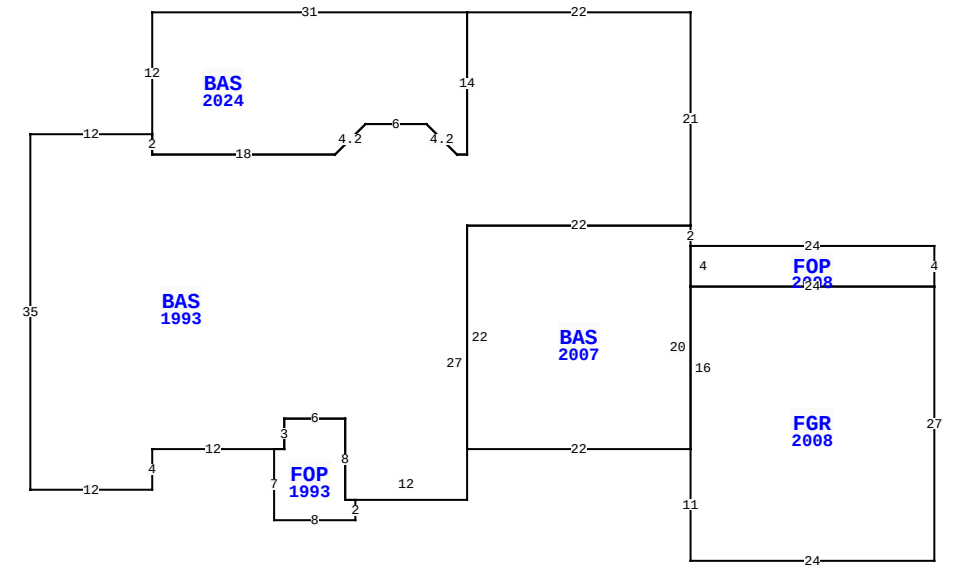
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,850	100	1993	1,850	215,480
BAS	484	100	2007	484	56,374
BAS	407	100	2024	407	47,405
FGR	648	55	2008	356	41,466
FOP	69	30	1993	21	2,446
FOP	96	30	2008	29	3,378
TOTALS	3,554			3,147	366,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,147	99.8200	131.76	414,649	1990	2000	0	0	0	11.60	88.40

1 SNGL FAM – 100% - 1991 Heated Area: 2741 HX Base Yr 1991



96298 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		366,550
TOTAL MARKET OB/XF VALUE		34,683
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		496,233
SOH/AGL Deduction		210,442
ASSESSED VALUE		285,791
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		230,069
TOTAL JUST VALUE		496,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006342	ADDITION	62,298	04/22/2022
B21761	ADDITION	37,868	08/01/2008
R11453	REPAIR/RRF	5,000	08/01/2008
M09128	MECH OTHER	0	02/01/2005
996367	SWIM POOL	28,502	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0589/0579	2/01/1990	WD	Q	I		119,000
GRANTOR: NORTH POINT CONSTR						
GRANTEE: NOBLES CHARLES & PA						
0582/0396	10/24/1989	WD	Q	V		18,000
GRANTOR: BROOKS THOMAS W III						
GRANTEE: NO POINT CONST CO						

BUILDING NOTES

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	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	1,454.00	SF	6.50	6.50	100	1990	1990	3	57	5,387	
3	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	1999	1999	3	75	4,350	
4	0866	POOL FIBER	0	100	0	0	475.00	SF	72.00	72.00	100	1999	1999	3	20	6,840	
5	0300	BOAT DCK W	0	100	0	0	196.00	SF	40.00	40.00	100	1992	1992	3	20	1,568	
6	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2001	2001	3	79	4,803	
7	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00	35.00	100	2006	2006	3	40	2,688	
8	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2001	2001	3	52	1,997	
9	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	56	2,800	
10	1242	WD DECK A	1	100	20	10	200.00	SF	10.00	10.00	100	2023	2023		97	1,940	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,-2] N21 W22 S14 W1 U3L3 W6 D3L3 W18 N2 W12 S35 E12 N4 E12 E1 N3 E6 S8 E12 N27 E22 $
FGR=[YR=2008;ORIG=-24,20] S11 E24 N27 W24 S16 $
BAS=[YR=2007;ORIG=-24,0] N2 W22 S22 E22 N20 $
FOP=[YR=2008;ORIG=0,0] W24 S4 E24 N4 $
FOP=[YR=1993;ORIG=-65,20] S7 E8 N2 W1 N8 W6 S3 W1 $
BAS=[YR=2024;ORIG=-46,-23] W31 S12 S2 E18 U3R3 E6 D3R3 E1 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,683

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 08/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS