BLOCK 1 LOT 12
IN OR 703 PG 855
NASSAU LAKES 1A PB 5/70 & 71

GOODMAN MICHAEL S & CHERYL J
96400 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

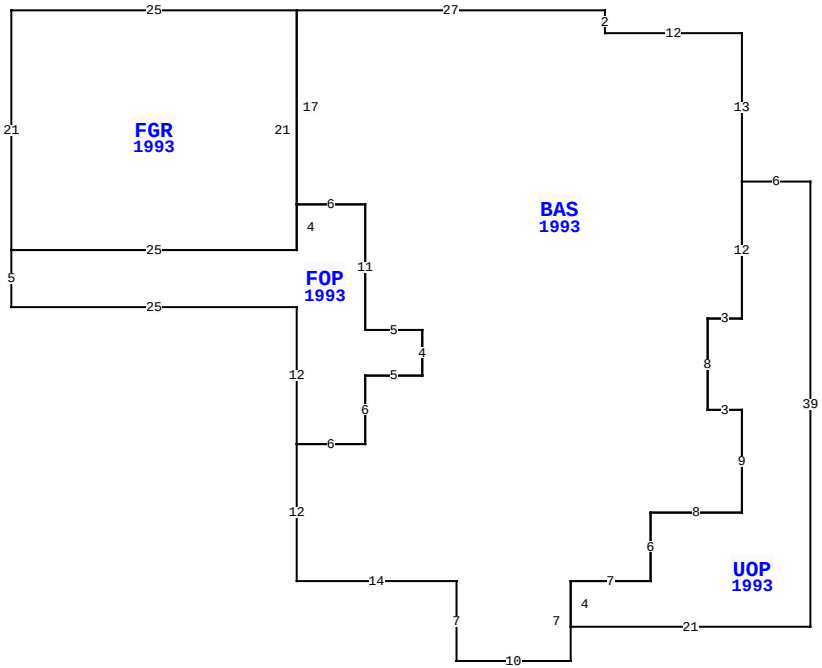
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1993	1,778	196,503
FGR	525	55	1993	289	31,940
FOP	271	30	1993	81	8,952
UOP	366	20	1993	73	8,068
TOTALS	2,940			2,221	245,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	113.6800	150.06	333,283	1987	1987	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 1996 Heated Area: 1778 HX Base Yr 1996



96400 PARLIAMENT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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		245,463
TOTAL MARKET OB/XF VALUE		4,697
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		345,160
SOH/AGL Deduction		176,053
ASSESSED VALUE		169,107
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,385
TOTAL JUST VALUE		345,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101449	(3) DOORS	11,133	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0703/0855	4/28/1994	WD	Q	I		110,100
GRANTOR: BRUNK DAVID & DANA						
GRANTEE: GOODMAN MICHAEL & C						
0622/0832	3/27/1991	WD	Q	I		90,000
GRANTOR: AMER FDRL SAVS BANK						
GRANTEE: BRUNK DAVID & DANA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W6 BAS=[YR=1993] N13 W12 N2 W27 FGR=[YR=1993] W25 S21 FOP=[YR=1993] S5 E25 S12 E6 N6 E5 N4 W5 N11 W6 S4 W25$E25N21$S17E6S11E5S4W5 S6 W6 S12 E14 S7 E10 N7 E7 N6 E8 N9 W3 N8 E3 N12$ S12 W3 S8 E3 S9 W8 S6 W7 S4 E21 N39$.

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	1987	1987	3	60	2,100	
2	0803	ASPHALT C	0	100	0	0	1,932.00	SF	2.00	2.00	100	1987	1987	3	50	1,932	
3	0648	LIGHTS-AV	0	100	0	0	1.00	UT	140.00	140.00	100	1990	1990	3	20	28	
4	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	100	1990	1990	3	57	637	

LAND DESCRIPTION

TOTAL OB/XF 4,697

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS