



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	2,286	100	1993	2,286	279,029
FGR	550	55	1993	302	36,862
FOP	189	30	1993	57	6,957
FOP	279	30	1993	84	10,253
TOTALS	3,304			2,729	333,101

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	2,944.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,729	107.5200	141.93	387,327	1986	1996	0	0	0 14.00	86.00
1 SNGL FAM - 100% - 2025 Heated Area: 2286 HX Base Yr 2025											
96064 PARLIAMENT DR, FERNANDINA BEACH											

TOTAL OB/XF											
11,734											

TOTAL OB/XF											
11,734											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,101	
TOTAL MARKET OB/XF VALUE		11,734	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		439,835	
SOH/AGL Deduction		0	
ASSESSED VALUE		439,835	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		389,113	
TOTAL JUST VALUE		439,835	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006853	H/AC	0	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/663	12/11/2023	WD	Q	I	01	520,000
GRANTOR: CHASE RICHARD L						
GRANTEE: HUNTRESS HENRIKE H						
1957/1159	1/13/2015	QC	U	I	11	118,000
GRANTOR: CHASE RICHARD L & LOR						
GRANTEE: CHASE RICHARD L						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=1993] W31 BAS=[YR=1993] W25 S49 E25 N17 E6 S6 FOP=[YR=1993] S19 E14 FGR=[YR=1993] S17 E22N25 W22 S8\$ N8 W7 N11 W7\$ E7 S11 E18 N40 W31 N9\$ S9 E31 N9\$.									