BLOCK 2 LOT 4
IN OR 1176/1062
NASSAU LAKES 1A PB 5/70 & 71

GERRINGER CHARLES A & CHERYL A
96110 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0002-0040

BUILDING CHARACTERISTICS

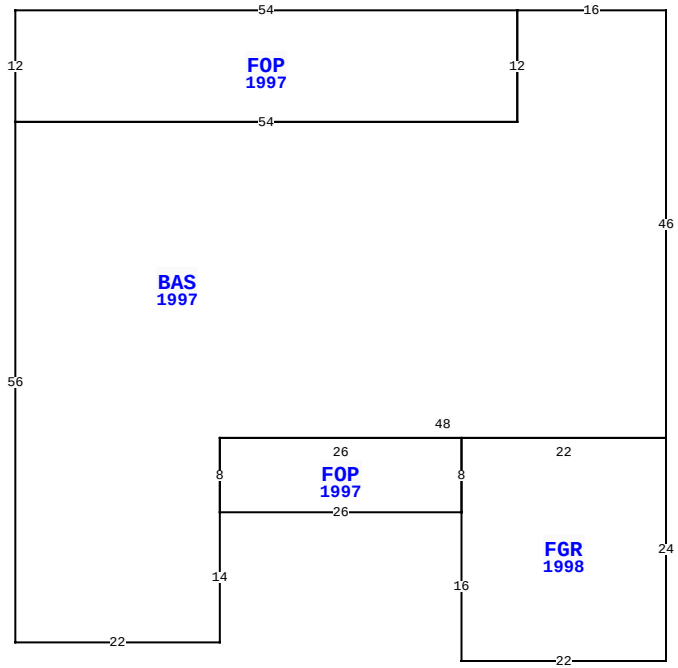
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	3,056	100	1997	3,056	360,512
FGR	528	55	1998	290	34,211
FOP	208	30	1997	62	7,314
FOP	648	30	1997	194	22,886
TOTALS	4,440			3,602	424,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,602	103.3200	136.38	491,241	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2010 Heated Area: 3056 HX Base Yr



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

96110 PARLIAMENT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,923
TOTAL MARKET OB/XF VALUE		43,933
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		563,856
SOH/AGL Deduction		24,440
ASSESSED VALUE		539,416
TOTAL EXEMPTION VALUE	13	539,416
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		563,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007072	SWIM POOL	15,000	04/01/2000
95-1891	NEW CONSTR	0	06/01/1995
94 01533	NEW CONSTR	122,646	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/1062	10/01/2003	WD	Q	I		299,000
GRANTOR: SPENCER JAMES C						
GRANTEE: GERRINGER CHARLES A						
0697/0384	1/26/1994	WD	Q	V		20,000
GRANTOR: NORTON J ALFRED ETAL						
GRANTEE: SPENCER JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FOP=[YR=1997] W54 S12 E54 N12 $ S12 W54 S56 E22 N14 FOP=[YR=1997] E26 FGR=[YR=1998] S16 E22 N24 W22 S8 $ N8 W26 S8 $ N8 E48 N46 $.

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	2,398.00	SF	4.00	4.00	100	1997	1997	3	72	6,906	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
3	0812	CONCRETE C	0	100	0	0	3,839.00	SF	4.00	4.00	100	1998	1998	3	73	11,210	
4	0830	FLAGSTONE	0	100	0	0	148.00	SF	12.00	12.00	100	1998	1998	3	73	1,296	
5	0940	SHEDS/PORT	0	100	0	0	264.00	SF	30.00	30.00	100	1998	1998	3	20	1,584	
6	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2000	2000	3	23	8,211	
7	0845	KOOL DECK	0	100	0	0	1,160.00	SF	7.25	7.25	100	2000	2000	3	77	6,476	
8	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	2000	2000	3	77	676	
9	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2003	2003	3	58	1,782	
10	0910	SCRN RM L	0	100	54	26	1,404.00	SF	15.00	15.00	100	2003	2003	3	20	4,212	

TOTAL OB/XF 43,933

LAND DESCRIPTION

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