

BLOCK 2 LOT 5
IN OR 1625/1094
NASSAU LAKES 1A PB 5/70 & 71

COLSON TERRELL S
96128 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4011.00
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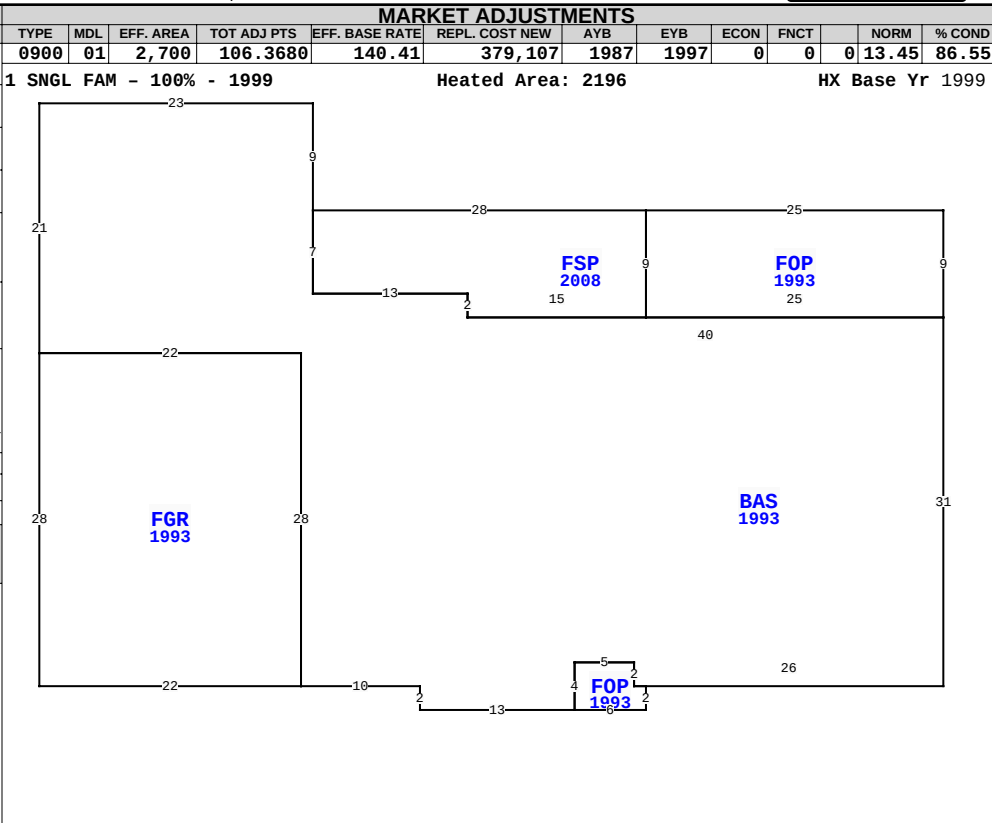
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	1993	2,196	266,868
FGR	616	55	1993	339	41,197
FOP	22	30	1993	7	851
FOP	225	30	1993	68	8,264
FSP	226	40	2008	90	10,937

TOTALS	3,285			2,700	328,117
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	988.00	SF	5.20
2	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00
5	0845	KOOL DECK	0	100	8	142	1,136.00	SF	7.25
6	0810	CONCRETE A	0	100	10	90	900.00	SF	6.50
7	1242	WD DECK A	0	100	0	0	324.00	SF	10.00
8	0812	CONCRETE C	0	100	0	0	4,796.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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96128 PARLIAMENT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0811	CONCRETE B	0	100	0	0	988.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,543	
2	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	1987	1987	3	49.5	598	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00	85.00	100	1987	1987	3	20	8,925	
5	0845	KOOL DECK	0	100	8	142	1,136.00	SF	7.25	7.25	100	1987	1987	3	49.5	4,077	
6	0810	CONCRETE A	0	100	10	90	900.00	SF	6.50	6.50	100	1988	1988	3	52	3,042	
7	1242	WD DECK A	0	100	0	0	324.00	SF	10.00	10.00	100	1995	1995	3	20	648	
8	0812	CONCRETE C	0	100	0	0	4,796.00	SF	4.00	4.00	100	2007	2007	3	87	16,690	

TOTAL OB/XF													38,623	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00				

Total Acres: 0.00	Total Land Value: 95,000	Market: 0	Agricultural: 0	Common: 95,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		352,336	
TOTAL MARKET OB/XF VALUE		38,623	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		485,959	
SOH/AGL Deduction		261,916	
ASSESSED VALUE		224,043	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		173,321	
TOTAL JUST VALUE		485,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4088	SWIM POOL	7,800	05/13/1987
3942	NEW CONSTR	78,461	03/13/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1625/1094	4/28/2009	QC	U	I	11	100
GRANTOR: COLSON CARLA A						
GRANTEE: COLSON TERRELL S						
1606/1140	2/18/2009	QC	U	I	11	100
GRANTOR: COLSON TERRELL S & CA						
GRANTEE: COLSON TERRELL S &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W25 FSP=[YR=2008] W28 BAS=[YR=1993] N9 W23 S21									
FGR=[YR=1993] S28 E22 N28 W22\$ E22 S28 E10 S2 E13									
FOP=[YR=1993] E6 N2 W1 N2 W5 S4\$ N4 E5 S2 E26 N31 W40 N2 W13									
N7 \$ S7 E13 S2 E15 N9\$ S9 E25 N9\$.									

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