

SALMON JANET
96160 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 20			
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	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	2,022	100	2001	2,022	264,448
FGR	529	55	2001	291	38,058
FOP	231	30	2001	69	9,025
PTO	168	5	2001	8	1,047
TOTALS	2,950			2,390	312,577

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.3280	146.95	351,210	2001	2001		0	0	11.00	89.00

1 SNGL FAM - 100% - 2002

Heated Area: 2022

HX Base Yr 2002

The floor plan shows a complex building footprint with several rooms and areas labeled. The overall dimensions are 30 units wide by 25 units deep. Key features include:

- Basement (BAS) area of 2,022 sq ft.
- First Floor (FGR) area of 529 sq ft.
- Second Floor (FOP) area of 231 sq ft.
- Third Floor (PTO) area of 168 sq ft.
- Total area of 2,950 sq ft.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.3280	146.95	351,210	2001	2001		0	0	11.00	89.00

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,577	
TOTAL MARKET OB/XF VALUE		7,970	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		415,547	
SOH/AGL Deduction		215,699	
ASSESSED VALUE		199,848	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		144,126	
TOTAL JUST VALUE		415,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017869	NEW CONSTR	150,000	01/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0850/0449	9/25/1998	WD	Q	V		24,300	

GRANTOR:MCCAIN GLORIA L

GRANTEE:SALMON ROLANDO & JA

0540/0738 4/11/1988 WD Q V 18,000

GRANTOR:RAD PROPERTIES INC

GRANTEE:MCCAIN GLORIA L

BUILDING NOTES															
BAS=[YR=2001] W2 N3 W24 S23 W1 N4 W9 S4 W1 PTO=[YR=2001] N7 W24 S7 E24 \$ W30 S25 E5 S8 FOP=[YR=2001] S7 E33 N7 W33 \$ E33 N6 E4 FGR=[YR=2001] E23 N23 W23 S23 \$ N23 E23 N14 E2 N10 \$.															

LAND DESCRIPTION

TOTAL OB/XF 7,970

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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

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