BLOCK 3 LOT 2
IN OR 736/1422
NASSAU LAKES PB 5/70 & 71

WOOD JOHN D JR & MARY P
96267 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

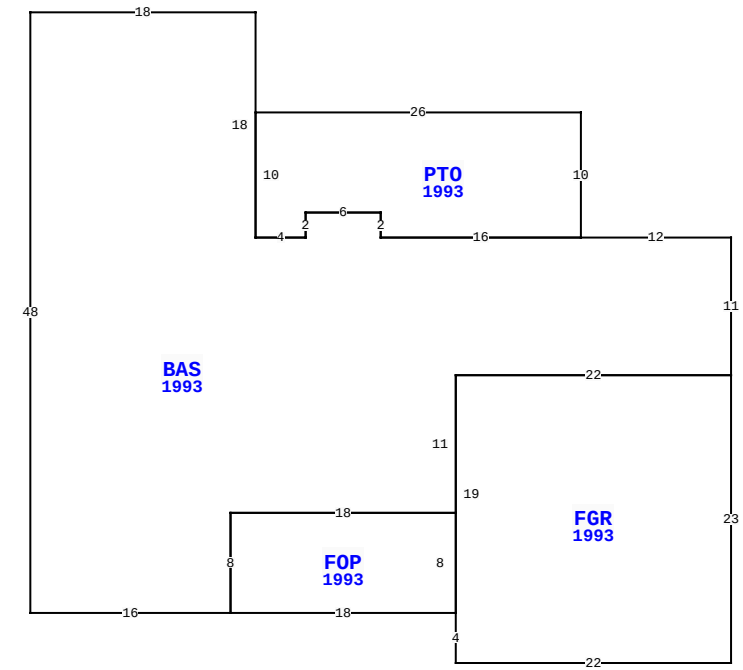
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,454	100	1993	1,454	173,623
FGR	506	55	1993	278	33,196
FOP	144	30	1993	43	5,135
PTO	248	5	1993	12	1,433
TOTALS	2,352			1,787	213,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,787	108.6000	143.35	256,166	1987	1987	0	0	0	16.70	83.30

1 SNGL FAM – 100% - 1996 Heated Area: 1454 HX Base Yr 1996



96267 PARLIAMENT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,386
TOTAL MARKET OB/XF VALUE		5,644
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		314,030
SOH/AGL Deduction		184,340
ASSESSED VALUE		129,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,968
TOTAL JUST VALUE		314,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4447	N/A	1,500	08/12/1987
2291	N/A	1,800	08/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/1422	8/17/1995	WD	Q	I		88,500
GRANTOR: SORRELS JOSEPH D & KA						
GRANTEE: WOOD JOHN D JR & MA						
0689/0347	9/28/1993	WD	Q	I		81,500
GRANTOR: DOWNING JAMES & S D						
GRANTEE: SORRELS JOE & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N10 W26 S10 E4 N2 E6 S2 E16$ W16 N2 W6 S2 W4 N18W18 S48 E16 FOP=[YR=1993] E18 FGR=[YR=1993] S4 E22N23 W22 S19$ N8 W18 S8$ N8 E18N11 E22 N11$.

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	1,790.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,544	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 5,644

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	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 PRINTED 07/30/2025 BY SYS