BLOCK 3 LOT 4
NASSAU LAKES PB 5/70

AITKEN NANCY M REVOCABLE TRUST/AITKEN NANCY M TRUS
96223 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

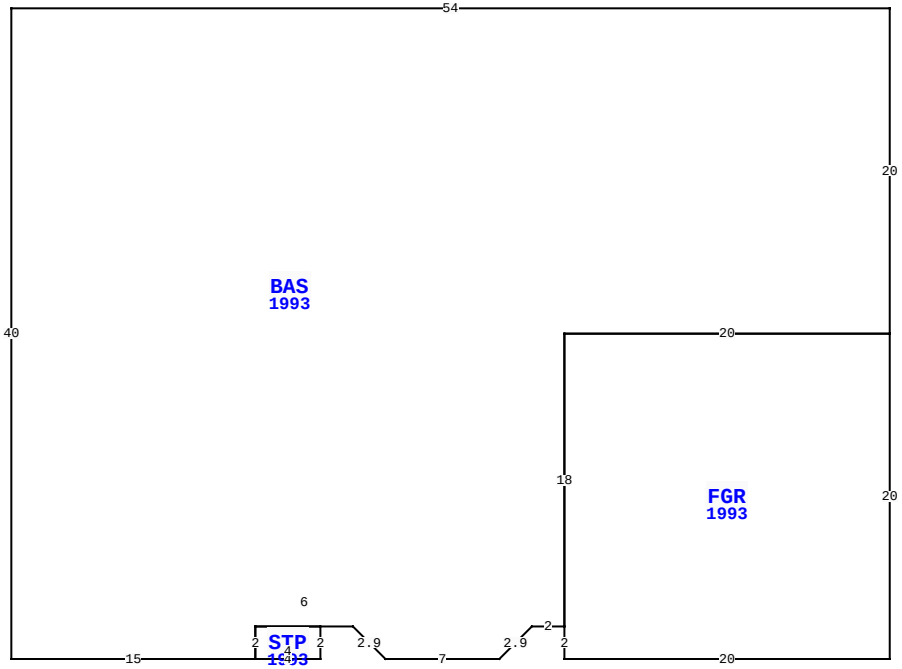
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,740	100	1993	1,740	204,991
FGR	400	55	1993	220	25,918
STP	8	10	1993	1	118
TOTALS	2,148			1,961	231,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,961	107.0160	141.26	277,011	1988	1988	0	0	0	16.60	83.40

1 SNGL FAM – 100% - 2023 Heated Area: 1740 HX Base Yr 2023



96223 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		231,027
TOTAL MARKET OB/XF VALUE		26,939
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		352,966
SOH/AGL Deduction		19,785
ASSESSED VALUE		333,181
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		277,459
TOTAL JUST VALUE		352,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13110	RE-ROOF	5,800	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1774	11/16/2022	WD	U	I	11	100
GRANTOR: AITKEN NANCY M						
GRANTEE: AITKEN NANCY M REVO						
2569/0549	6/09/2022	WD	Q	I	01	450,000
GRANTOR: WOODARD LINDA SUE						
GRANTEE: AITKEN NANCY M & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S40 E15 STP=[YR=1993] E4 N2 W4 S2$ N2 E6 D2 R2 E7 U2 R2 E2 FGR=[YR=1993] S2 E20 N20 W20 S18$ N18 E20 N20$.

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	1,734.00	SF	4.00	4.00	100	1988	1988	3	52	3,607	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1988	1988	3	52	588	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	52	54	
5	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1988	1988	3	52	270	
6	0861	POOL GUNIT	0	100	0	0	556.00	SF	85.00	85.00	100	2005	2005	3	36	17,014	
7	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	100	2005	2005	3	84	3,532	
8	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	22	634	

LAND DESCRIPTION

TOTAL OB/XF 26,939

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 08/18/2020 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS