

BLOCK 3 LOT 5
NASSAU LAKES PB 5/70
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WILLIAMS CHARLES A JR & VICKI
311 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0003-0050



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	14	CARPET 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		0 100
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		

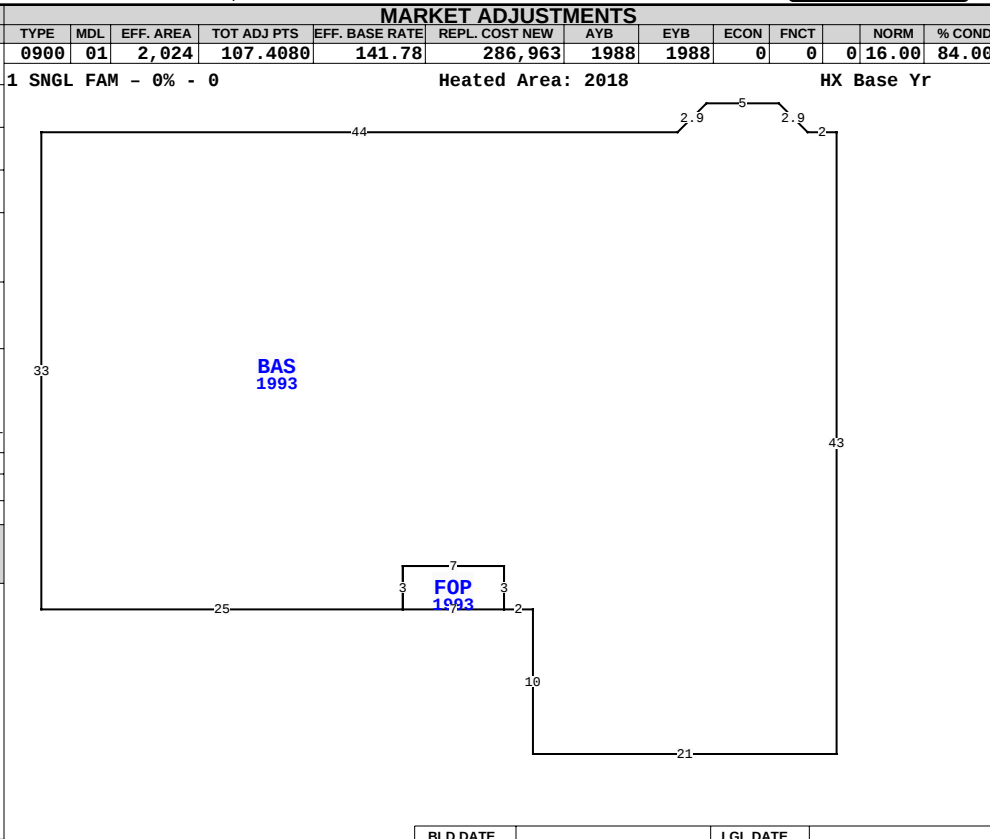
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	1993	2,018	240,334
FOP	21	30	1993	6	715
TOTALS	2,039			2,024	241,049

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	0	0	0			1,600.00	SF 4.00	100	1988	1988	3	52	3,328
2	0810	CONCRETE A	0	0	57	3			171.00	SF 6.50	100	1988	1988	3	52	578
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT 3,500.00	100	1988	1988	3	62	2,170
4	0810	CONCRETE A	0	0	8	10			80.00	SF 6.50	100	1988	1988	3	52	270
5	0810	CONCRETE A	0	0	4	4			16.00	SF 6.50	100	1988	1988	3	52	54
6	0810	CONCRETE A	0	0	12	34			408.00	SF 6.50	100	1990	1990	3	57	1,512
7	1242	WD DECK A	0	0	0	0			337.00	SF 10.00	100	1990	1990	3	20	674
8	0681	POLE SHED	0	0	10	10			100.00	SF 15.00	100	2001	2001	3	28	420

LAND DESCRIPTION			TOTAL OB/XF														9,006
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS



96195 PARLIAMENT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		241,049		
TOTAL MARKET OB/XF VALUE		9,006		
TOTAL LAND VALUE - MARKET		95,000		
TOTAL MARKET VALUE		345,055		
SOH/AGL Deduction		44,829		
ASSESSED VALUE		300,226		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		300,226		
TOTAL JUST VALUE		345,055		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		313,304		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24614	REMODEL	2,000	04/01/2011
4847	NEW CONSTR	1,600	03/03/1988
2470	H/AC	1,600	02/22/1988
2862	NEW CONSTR	0	01/05/1988
4514	NEW CONSTR	57,364	11/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/0591	9/20/2019	WD	Q	I	01	220,000
GRANTOR: CAMPBELL FAMILY TRUST						
GRANTEE: WILLIAMS CHARLES A						
1731/1456	3/23/2011	WD	U	I	11	115,000
GRANTOR: HSBC BANK USA NATONA						
GRANTEE: CAMPBELL ROBERT G &						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W2 U2 L2 W5 D2 L2 W44 S33 E25		
FOP=[YR=1993] E7 N3 W7 S3 \$ N3 E7 S3 E2 S10 E21 N43 \$.		