BLOCK 3 LOT 6
IN OR 1929/96
NASSAU LAKES PB 5/70

BUNCH BRENDA M
96169 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

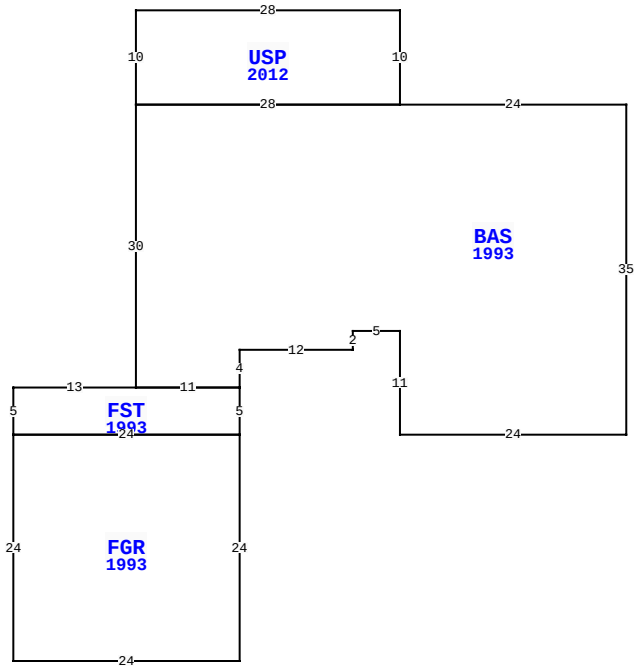
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,602	100	1993	1,602	191,617
FGR	576	55	1993	317	37,917
FST	120	55	1993	66	7,894
USP	280	30	2012	84	10,047
TOTALS	2,578			2,069	247,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	109.1720	144.11	298,164	1990	1990	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 2024 Heated Area: 1602 HX Base Yr



96169 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	247,476
TOTAL MARKET OB/XF VALUE	4,992
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	347,468
SOH/AGL Deduction	0
ASSESSED VALUE	347,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,468
TOTAL JUST VALUE	347,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13055	RE-ROOF	13,210	08/01/2012
3256	H/AC	2,800	01/08/1990
6124	NEW CONSTR	87,000	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1929/0096	7/22/2014	QC	U	I	11	100
GRANTOR: BUNCH JAMES RAUL & BR						
GRANTEE: BUNCH BRENDA M						
0719/0860	12/02/1994	WD	Q	I		87,900
GRANTOR: HIGGINBOTHAM MICHAEL						
GRANTEE: BUNCH JAMES R & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 USP=[YR=2012] N10 W28 S10 E28 $ W28 S30
FST=[YR=1993] W13 S5FGR=[YR=1993] S24 E24 N24 W24 $ E24 N5
W11 $ E11 N4 E12 N2 E5 S11 E24 N35 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	1,030.00	SF	4.16	4.16	100	1990	1990	3	57	2,442	
3	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 4,992

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	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 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