

BLOCK 3 LOT 8  
IN OR 2232/796  
NASSAU LAKES PB 5/70 & 71

SHOSTAK MICHAEL J & KAY D L/E/  
96123 PARLIAMENT DR  
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0003-0080



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 80   |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 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 |
|------------------|---------|

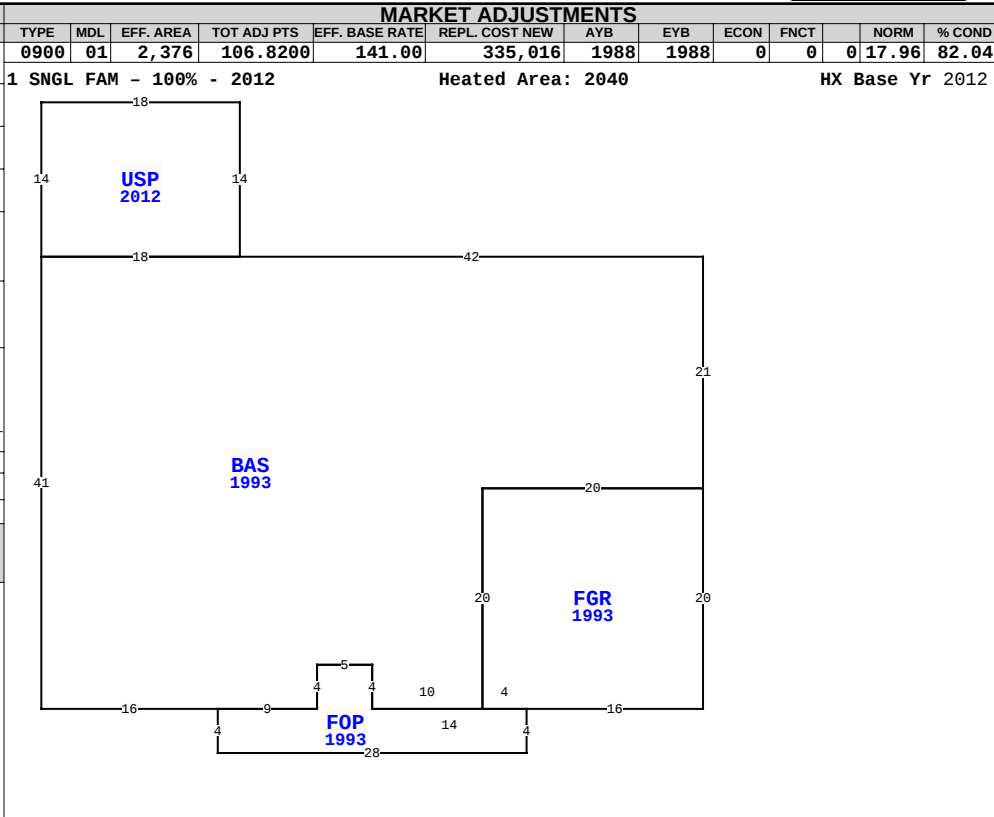
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,040            | 100         | 1993 | 2,040        | 235,980              |
| FGR       | 400              | 55          | 1993 | 220          | 25,449               |
| FOP       | 132              | 30          | 1993 | 40           | 4,627                |
| USP       | 252              | 30          | 2012 | 76           | 8,791                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,824 |  |  | 2,376 | 274,847 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,360.00 | SF | 3.20     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 3              | 0510       | GARAGE WD-  | 0   | 100 | 30 | 60 | 1,800.00 | SF | 26.25    |
| 4              | 0680       | POLE SHED   | 0   | 100 | 10 | 12 | 120.00   | SF | 10.00    |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 4  | 40 | 160.00   | SF | 6.50     |
| 6              | 0810       | CONCRETE A  | 0   | 100 | 20 | 30 | 600.00   | SF | 6.50     |
| 7              | 0861       | POOL GUNIT  | 0   | 100 | 36 | 15 | 540.00   | SF | 85.00    |
| 8              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,602.00 | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                                       |
|---------------------------------------|
| 96123 PARLIAMENT DR, FERNANDINA BEACH |
|---------------------------------------|

| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1           | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,360.00 | SF | 3.20     |
| 2           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 3           | 0510       | GARAGE WD-  | 0   | 100 | 30 | 60 | 1,800.00 | SF | 26.25    |
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| 8           | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,602.00 | SF | 10.00    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
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|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

|                   |                          |           |                 |
|-------------------|--------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 95,000 | Market: 0 | Agricultural: 0 |
|-------------------|--------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 274,847   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 55,949    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 95,000    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 425,796   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 215,575   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 210,221   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,722    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 159,499   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 425,796   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 395,038   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B25355     | ADDITION    | 4,871  | 11/01/2011 |
| B19945     | SWIM POOL   | 18,000 | 05/01/2007 |
| Z970915    | OTHER       | 0      | 11/01/1997 |
| 2604       | H/AC        | 2,650  | 06/13/1988 |
| 3058       | NEW CONSTR  | 2,800  | 05/23/1988 |
| 4795       | NEW CONSTR  | 70,209 | 04/08/1988 |

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2232/0796                      | 10/23/2018 | WD           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: SHOSTAK MICHAEL J & K |            |              |        |        |           |               |  |  |  |
| GRANTEE: SHOSTAK MICHAEL J &   |            |              |        |        |           |               |  |  |  |
| 1749/1343                      | 8/01/2011  | WD           | Q      | I      | 01        | 240,000       |  |  |  |
| GRANTOR: BOWEN HEATHER A       |            |              |        |        |           |               |  |  |  |
| GRANTEE: SHOSTAK MICHAEL J &   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W42USP=[YR=2012] N14 W18 S14 E18 \$ W18 S41 E16 FOP=[YR=1993] S4E28 N4 FGR=[YR=1993] E16 N20 W20 S20E4\$ W14 N4W5 S4 W9\$ E9 N4 E5 S4 E10 N20 E20 N21\$. |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |

|                |                           |
|----------------|---------------------------|
| Common: 95,000 | PRINTED 07/30/2025 BY SYS |
|----------------|---------------------------|