

CASON STEVEN D & ALICE W
96083 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-141A-0003-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	13	LVT/LAMNT 40			
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	1,721	100	1993	1,721	207,670
FGR	441	55	1993	243	29,322
FOP	29	30	1993	9	1,086
USP	540	30	2024	162	19,548
TOTALS	2,731			2,135	257,627

EXTRA FEATURES															
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	0811	CONCRETE B	0 100	0 0	1,241.00	SF	5.20	5.20	100	1989	1989	3	54.5	3,517	
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0855	CONC PAVER	0 100	0 0	210.00	SF	7.00	7.00	100	2001	2001	3	79	1,161	
4	0912	SCRN RM G	1 100	0 0	1,015.00	SF	20.00	20.00	100	2024	2023		97	19,691	
5	0861	POOL GUNIT	1 100	0 0	420.00	SF	85.00	85.00	100	2024	2023		98	34,986	
6	0855	CONC PAVER	1 100	0 0	595.00	SF	10.00	10.00	100	2024	2023		100	5,950	
7	0871	POOL HTR R	1 100	0 0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,135	104.9580	138.54	295,783	1989	1999	0	0	0	12.90	87.10

1 SNGL FAM - 100% - 1990 Heated Area: 1721 HX Base Yr 1990

The diagram illustrates the lot area adjustments for the property. It shows a main rectangular lot with dimensions 54 by 30. There are several smaller areas and setbacks indicated: a 4x4 area labeled FOP 1993, a 21x21 area labeled FGR 1993, and a 34x20 area labeled BAS 1993. The overall lot dimensions are 54 by 30, with various setbacks and internal divisions noted.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					270,902				
TOTAL MARKET OB/XF VALUE					69,485				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					435,387				
SOH/AGL Deduction					192,988				
ASSESSED VALUE					242,399				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					191,677				
TOTAL JUST VALUE					435,387				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					398,361				

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
B230004355				POOL ENCLOSURE								04/04/2023			
22018747				SWIM POOL				97,632				12/21/2022			
B1702479				GARAGE				31,242				03/24/2017			
03194				H/AC				1,900				11/08/1989			
6254				NEW CONSTR				1,600				10/20/1989			
3673				NEW CONSTR				1,500				10/09/1989			

SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q / I		V / I		RSN CD		SALE PRICE	
0586/1239		12/27/1989		WD		Q		I				94,200	

GRANTOR: SEAWARD HOMES INC
GRANTEE: CASON STEVEN & ALIC
0579/0418 9/18/1989 WD U V 09 45,000
GRANTOR: FNB PROPERTIES
GRANTEE: SEAWARD HOMES INC

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W20 W34 S30 E11 U3R3 N2 E4 S2 D3R3 E7 S5 E5 E21 N35 \$ FGR=[YR=1993;ORIG=-21,35] S21 E21 N21 W21 \$ FOP=[YR=1993;ORIG=-43,30] E10 U3L3 N2 W4 S2 D3L3 \$ USP=[YR=2024;ORIG=0,-10] W54 S10 E54 N10 \$									

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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