

BLOCK 4 LOT 34
IN OR 2023/1738
NASSAU LAKES PB 5/70

ANDRES FAMILY TRUST
96379 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141A-0004-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	1,547	100	1996	1,547	189,866
FGR	441	55	1996	243	29,823
FOP	32	30	1996	10	1,227
UOP	160	20	1996	32	3,928
TOTALS	2,180			1,832	224,845

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,566.00	SF	4.00	

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	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,832	107.9000	142.43	260,932	1996	1996	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 1547									
HX Base Yr 2017									
96379 PARLIAMENT DR, FERNANDINA BEACH									

TOTAL OB/XF									
7,080									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					224,845				
TOTAL MARKET OB/XF VALUE					7,080				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					326,925				
SOH/AGL Deduction					206,817				
ASSESSED VALUE					120,168				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					64,386				
TOTAL JUST VALUE					326,925				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					306,321				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013478	NEW SCR N ENC PORC	4,378	12/05/2024
R1614807	REPAIR/RRF	8,000	01/25/2016
95-01725	NEW CONSTR	60,172	05/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2023/1738	1/07/2016	SW	Q	I	01	183,000	
GRANTOR: FANNIE MAE							
GRANTEE: ANDRES FAMILY TRUST							
1965/1058	3/02/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W27 UOP=[YR=1996] N8 W20 S8 E20\$ W24 S26 E16 FOP=[YR=1996] E8 N4 W8 S4\$ N4 E8 S4 E4 S11 E2 FGR=[YR=1996] S21 E21 N21 W21\$ E21 N37\$.									