

LOT 2
PARLIAMENT ESTATES PB 7/333
ESMT PT OR 2217/1712

BIG TROUBLE CREEK 8638 LLC
403 TARPON AVENUE #302
FERNANDINA BEACH, FL 32034

2025

27-2N-28-163P-0002-0000



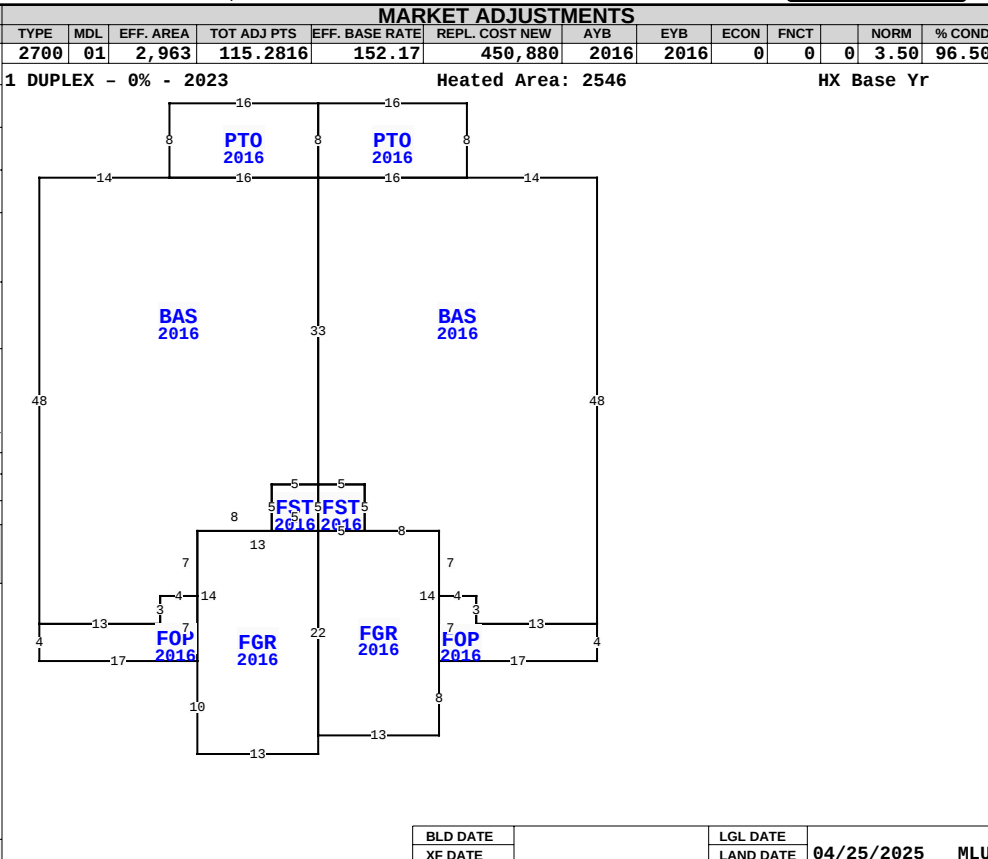
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		2 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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	1,273	100	2016	1,273	186,932
BAS	1,273	100	2016	1,273	186,932
FGR	286	55	2016	157	23,055
FGR	312	55	2016	172	25,257
FOP	80	30	2016	24	3,524
FOP	80	30	2016	24	3,524
FST	25	55	2016	14	2,055
FST	25	55	2016	14	2,055
PTO	128	5	2016	6	881
PTO	128	5	2016	6	881
TOTALS	3,610			2,963	435,099

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	2,705.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		PUD	0.00	0.00	1.00



97108 ELK CREEK CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
13,363									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					435,099				
TOTAL MARKET OB/XF VALUE					13,363				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					543,462				
SOH/AGL Deduction					0				
ASSESSED VALUE					543,462				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					543,462				
TOTAL JUST VALUE					543,462				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					502,662				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429141	NEW CONSTR	299,054	08/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2561/0404	5/03/2022	WD Q	Q	I	05
SALE PRICE					
1,300,000					

GRANTOR: BRYAN COUNTY HOLDINGS

GRANTEE: BIG TROUBLE CREEK 8

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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 PTO=[YR=2016] N8 W16 PTO=[YR=2016] W16 S8 BAS=[YR=2016] W14 S48 FOP=[YR=2016] S4 E17 FGR=[YR=2016] S10 E13 N2 FGR=[YR=2016] E13 N8 FOP=[YR=2016] E17 N4 W13 N3 W4 S7\$ N14 W8 FST=[YR=2016] N5 W5 FST=[YR=2016] W5 S5 E5 N5\$ S5 E5\$ W5 S22\$ N22 W13 S14\$ N7 W4 S3 W13\$ E13 N3 E4 N7 E8 N5 E5 N33 W16\$ E16 N8\$ S8 E16\$ W16 S33 E5 S5 E8 S7 E4 S3 E13 N48\$.									