

PT OF GOVT LOT 2  
IN OR 1473/599  
ESMT 1419/1842

B & C PEEPLES PROPERTIES LLC/  
96549 PARLIAMENT DRIVE  
FERNANDINA BEACH, FL 32034

2026

27-2N-28-0000-0009-0090



| BUILDING CHARACTERISTICS                                                                                                                     |                      |                  |                      |              |                                       |             |                |                |             | MARKET ADJUSTMENTS |           |           |             |         |             |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|----------------------|--------------|---------------------------------------|-------------|----------------|----------------|-------------|--------------------|-----------|-----------|-------------|---------|-------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD                   | CONSTRUCTION     | TYPE                 | MDL          | EFF. AREA                             | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 3 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 25                   | MOD METAL 80     | 4807                 | 06           | 5,068                                 | 100.4998    | 47.74          | 241,946        | 2007        | 2007               | 0         | 0         | 0           | 50.00   | 50.00       | VALUATION SUMMARY |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 15                   | CONC BLOCK 20    | 1 PREFAB MTL 0% - 0  |              |                                       |             |                |                |             |                    |           |           |             |         |             | Heated Area: 5040 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                               | 10                   | STEEL FRME 100   |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             | HX Base Yr        |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 12                   | MODULAR MT 100   |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05                   | DRYWALL 100      |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                               | 03                   | CONC FINSH 100   |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Ceiling                                                                                                                                      | 04                   | NONE 100         |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                | 03                   | CENTRAL 100      |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04                   | AIR DUCTED 100   |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Plumbing                                                                                                                                     | 0                    | 100              |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                        | 05                   | STEEL 100        |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Common Wall                                                                                                                                  | 28                   | 100              |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Story Height                                                                                                                                 | 13                   | 100              |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| RMS                                                                                                                                          | 1                    | 100              |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                      | 1.                   | 1. 100           |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Class                                                                                                                                        | 00                   | . 100            |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                        | 0                    | 100              |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00                   | OWNER OCC 100    |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                      | 04                   | Quality Level 04 |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                     | 1700OFFICE BUILDINGS |                  |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                      |                  |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             | 04                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             | 4002.00              |                  |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA     | PCT OF BASE      | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                  |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                          | 5,040                | 100              | 2007                 | 5,040        | 120,305                               |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| CAN                                                                                                                                          | 45                   | 30               | 2011                 | 14           | 334                                   |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| CAN                                                                                                                                          | 45                   | 30               | 2011                 | 14           | 334                                   |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                       |                      |                  |                      |              | 5,130                                 |             |                | 5,068          | 120,973     |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                      |                  |                      |              | 96549 PARLIAMENT DR, FERNANDINA BEACH |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                          | OB/IF CODE           | DESCRIPTION      | BLD                  | CAP          | L                                     | W           | UNITS          | UT             | Adj R       | ADJ UNIT PRICE     | ORIG COND | YEAR ON   | YEAR ACTUAL | Q       | % COND      | OB/IF MKT VALUE   | NOTES      |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 1                                                                                                                                            | 0803                 | ASPHALT C        | 0                    | 0            | 0                                     | 0           | 22,699.00      | SF             | 2.00        | 2.00               | 100       | 2007      | 2007        | 3       | 56          | 25,423            |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                            | 0811                 | CONCRETE B       | 0                    | 0            | 0                                     | 0           | 983.00         | SF             | 5.20        | 5.20               | 100       | 2007      | 2007        | 3       | 86          | 4,396             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                            | 0858                 | SCULP CONC       | 0                    | 0            | 0                                     | 0           | 1,080.00       | SF             | 13.00       | 13.00              | 100       | 2007      | 2007        | 3       | 96          | 13,478            |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                            | 0400                 | CONC CURB        | 0                    | 0            | 0                                     | 0           | 966.00         | LF             | 15.00       | 15.00              | 100       | 2007      | 2007        | 3       | 89          | 12,896            |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                            | 0972                 | ST LGHT UN       | 0                    | 0            | 0                                     | 0           | 3.00           | UT             | 2,530.00    | 2,530.00           | 100       | 2007      | 2007        | 3       | 66          | 5,009             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                            | 0975                 | ST LT/ARM        | 0                    | 0            | 0                                     | 0           | 3.00           | UT             | 500.00      | 500.00             | 100       | 2007      | 2007        | 3       | 66          | 990               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                            | 0402                 | CONC BUMPE       | 0                    | 0            | 0                                     | 0           | 6.00           | UT             | 25.00       | 25.00              | 100       | 2007      | 2007        | 3       | 89          | 134               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 8                                                                                                                                            | 0978                 | SECURTY LT       | 0                    | 0            | 0                                     | 0           | 4.00           | UT             | 225.00      | 225.00             | 100       | 2007      | 2007        | 3       | 66          | 594               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 9                                                                                                                                            | 0978                 | SECURTY LT       | 0                    | 0            | 0                                     | 0           | 4.00           | UT             | 225.00      | 225.00             | 100       | 2007      | 2007        | 3       | 66          | 594               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 10                                                                                                                                           | 0978                 | SECURTY LT       | 0                    | 0            | 0                                     | 0           | 1.00           | UT             | 225.00      | 225.00             | 100       | 2007      | 2007        | 3       | 66          | 149               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                      |                  |                      |              | TOTAL OB/IF 63,663                    |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE             | CLS              | LAND USE DESCRIPTION | CAP          | R D                                   | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE  | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                            | 001700               | C                | 1STORY OFF           | 0            | 0003                                  | PUD         | 0.00           | 0.00           | 69,260.00   | SF                 |           | 1.00      | 1.00        | 0.50    | 12.00       | 6.00              | 415,560    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 1.59 Total Land Value: 415,560 Market: 0 Agricultural: 0 Common: 415,560 PRINTED 07/09/2026 BY SYS |                      |                  |                      |              |                                       |             |                |                |             |                    |           |           |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |

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