

BLOCK 2 LOT 1
IN OR 833 PG 654
NASSAU LAKES 1A PB 5/70 & 71

FRANCIS KAREN J
96038 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0002-0010



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 1 4													
Exterior Wall	16	WD FR STUC 60	0900	01	2,549	96.9408	134.75	343,478	1986	1996	0	0	0	14.50	85.50	VALUATION SUMMARY												
Exterior Wall	12	CEDAR 40	1 SNGL FAM 100% - 1999													Heated Area: 2078												
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1999												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories		2. 100																										
Units		0 100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
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	1,658	100	1993	1,658	191,021																							
FGR	506	55	1993	278	32,029																							
FOP	52	30	1993	16	1,843																							
FOP	104	30	1993	31	3,571																							
FOP	140	30	1993	42	4,839																							
FSP	100	40	1993	40	4,608																							
FUS	420	100	1993	420	48,389																							
UOP	321	20	1993	64	7,374																							
TOTALS			3,301		2,549	293,674																						
EXTRA FEATURES			96038 PARLIAMENT DR, FERNANDINA BEACH																									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120												
4	1242	WD DECK A	0	100	0	0	440.00	SF	10.00	10.00	100	2017	2017	3	70	3,080												
TOTAL OB/XF 4,200																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000											
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS																												

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

Tax Dist:

293,674

4,200

110,000

407,874

199,166

208,708

56,411

152,297

407,874

0

419,807

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M014977

GAS PUMPS

0

04/01/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

0833/0654

5/11/1998

WD Q I

148,900

GRANTOR: MAYO WILLIAM E JR & S

GRANTEE: FRANCIS DAVID & KAR

0548/0891

7/26/1988

WD U I 07

135,000

GRANTOR: NORTON J ALFRED

GRANTEE: MAYO WILLIAM E JR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W31 S9 BAS=[YR=1993] W1 S3 W14 FOP=[YR=1993] W14 S10 E14 N10\$ S10 W14 S24 E24 FOP=[YR=1993] E13

FGR=[YR=1993] S18 E23 N22 W23S4\$ N8 W13 S8\$ N8 E13 S4 E23 N20

FSP=[YR=1993] N10 W10 S10 E10\$ W10 N10 W4 N3 W17\$ E17 S3 E14

N12\$ PTR= E15 FUS=[YR=1993] E2 FOP=[YR=1993] N4 E13 S4 W13\$

E15 S30 W7 N9 W10 N21 \$ W15\$.