

BLOCK 2 LOT 5
IN OR 1625/1094
NASSAU LAKES 1A PB 5/70 & 71

COLSON TERRELL S
96128 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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
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NEIGHBORHOOD/LOC	4011.00
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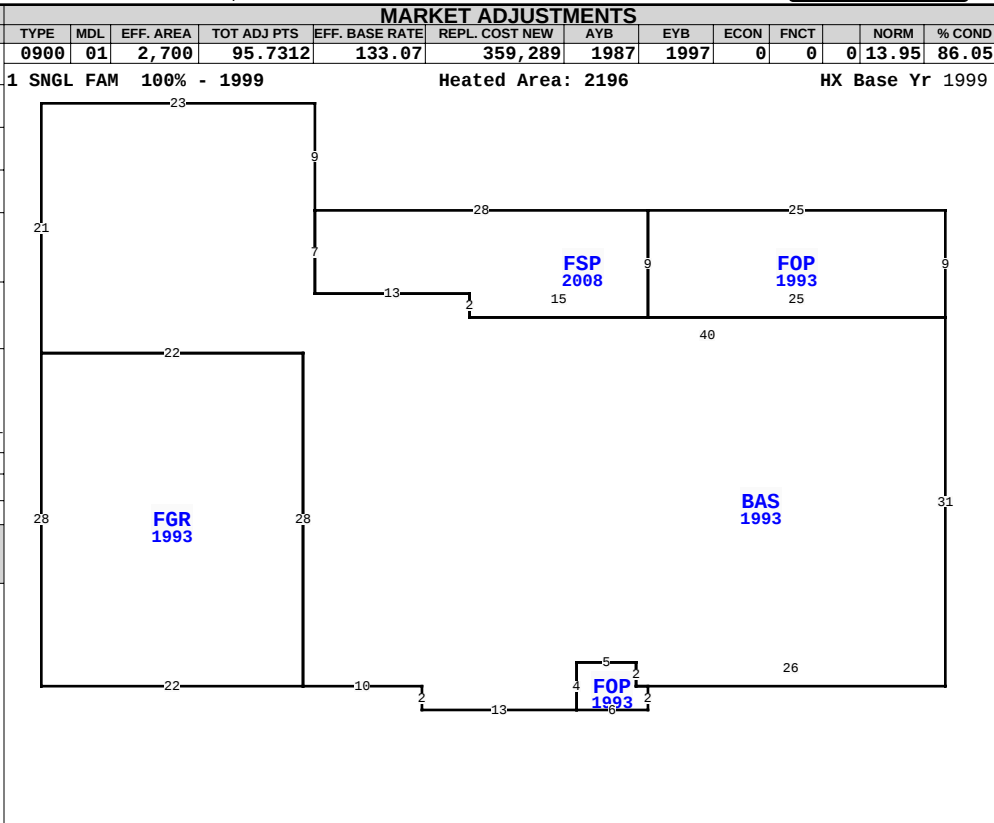
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	1993	2,196	251,457
FGR	616	55	1993	339	38,818
FOP	22	30	1993	7	801
FOP	225	30	1993	68	7,787
FSP	226	40	2008	90	10,305

TOTALS	3,285			2,700	309,168
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	35	0	1.00	UT	50,000.00
7	1242	WD DECK A	0	100	0	0	324.00	SF	10.00

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		PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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96128 PARLIAMENT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	58	2,030	
100	1987	1987	04	85	42,500	
100	1995	1995	3	20	648	

TOTAL OB/XF									
45,178									

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0	Common: 110,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 2

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	334,018
TOTAL MARKET OB/XF VALUE	45,178
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	489,196
SOH/AGL Deduction	259,104
ASSESSED VALUE	230,092
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	178,681
TOTAL JUST VALUE	489,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4088	SWIM POOL	7,800	05/13/1987
3942	NEW CONSTR	78,461	03/13/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1625/1094	4/28/2009	QC	U	I	11	100
GRANTOR: COLSON CARLA A						
GRANTEE: COLSON TERRELL S						
1606/1140	2/18/2009	QC	U	I	11	100
GRANTOR: COLSON TERRELL S & CA						
GRANTEE: COLSON TERRELL S &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W25 FSP=[YR=2008] W28 BAS=[YR=1993] N9 W23 S21 FGR=[YR=1993] S28 E22 N28 W22\$ E22 S28 E10 S2 E13 FOP=[YR=1993] E6 N2 W1 N2 W5 S4\$ N4 E5 S2 E26 N31 W40 N2 W13 N7 \$ S7 E13 S2 E15 N9\$ S9 E25 N9\$.									

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