BLOCK 3 LOT 1
IN OR 2339/1927
NASSAU LAKES PB 5/70

MCCLELLAND MARY L/E/
96327 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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	01	Quality Level 01

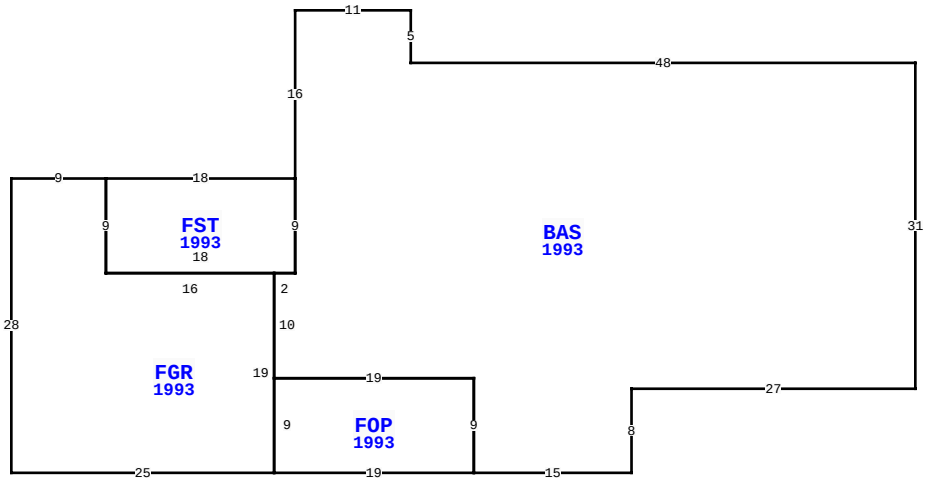
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	1993	2,007	229,680
FGR	556	55	1993	306	35,019
FOP	171	30	1993	51	5,836
FST	162	55	1993	89	10,185
TOTALS	2,896			2,453	280,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,453	104.5440	145.32	356,470	1990	2000	0	0	0	21.25	78.75

1 SNGL FAM 100% - 2002 Heated Area: 2007 HX Base Yr 2002



96327 PARLIAMENT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,720
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		390,720
SOH/AGL Deduction		215,306
ASSESSED VALUE		175,414
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		74,003
TOTAL JUST VALUE		390,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3898	NEW CONSTR	3,600	05/01/1990
6349	NEW CONSTR	67,076	03/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1927	2/18/2020	LE	U	I	11	100
GRANTOR: MCCLELLAND MARY L/E						
GRANTEE: RAMOS LYNN MARIE						
2197/0203	5/18/2018	QC	U	I	11	100
GRANTOR: MCCLELLAND MARY						
GRANTEE: RAMOS MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 N5 W11 S16 FST=[YR=1993] W18 FGR=[YR=1993] W9 S28 E25 FOP=[YR=1993] E19 N9 W19 S9 $ N19 W16 N9 $ S9 E18 N9 $ S9 W2 S10 E19 S9 E15 N8 E27 N31 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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