BLOCK 3 LOT 3
NASSAU LAKES PB 5/70

WILSON DAVID S & MARTHA Q
96243 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

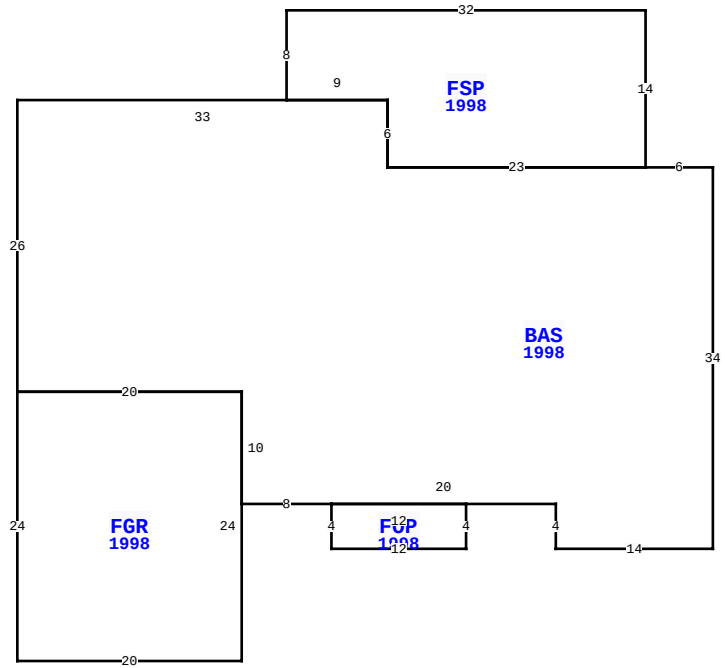
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1998	1,914	253,572
FGR	480	55	1998	264	34,976
FOP	48	30	1998	14	1,855
FSP	394	40	1998	158	20,932
TOTALS	2,836			2,350	311,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,350	104.1642	144.79	340,256	1998	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2022 Heated Area: 1914 HX Base Yr 2022



96243 PARLIAMENT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,334
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		424,099
SOH/AGL Deduction		9,979
ASSESSED VALUE		414,120
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		362,709
TOTAL JUST VALUE		424,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974358	NEW CONSTR	85,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1796	10/05/2021	WD	Q	I	01	447,000
GRANTOR: MAIMONE SAMUEL & KIMB						
GRANTEE: WILSON DAVID S & MA						
2231/1801	10/19/2018	WD	Q	I	02	315,000
GRANTOR: PADUANO NORMAN P & GI						
GRANTEE: MAIMONE SAMUEL & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 FSP=[YR=1998] N14 W32 S8 E9 S6 E23 $ W23 N6 W33 S26 FGR=[YR=1998] S24 E20 N24 W20 $ E20 S10 E8 FOP=[YR=1998] S4 E12 N4 W12 $ E20 S4 E14 N34 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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