BLOCK 3 LOT 4
NASSAU LAKES PB 5/70

GRAVES DAVID M/VAN DEVENDER GLORIA
210 TRANQUILITY PL
HENDERSONVILLE, NC 28739

2026

27-2N-28-141A-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

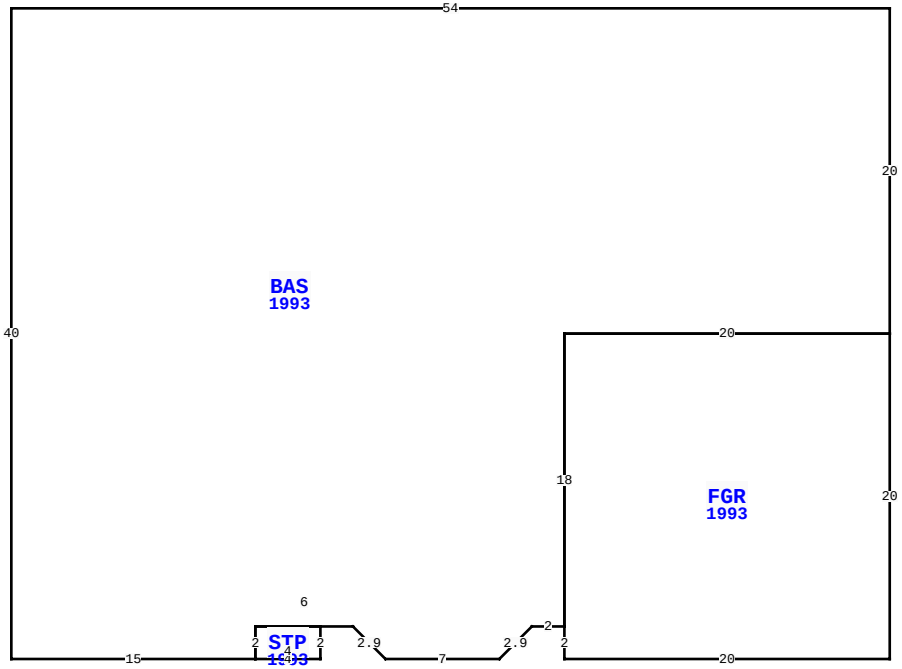
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1993	1,740	206,404
FGR	400	55	1993	220	26,097
STP	8	10	1993	1	119
TOTALS	2,148			1,961	232,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,961	98.4312	136.82	268,304	1988	1998	0	0	0	13.30	86.70

1 SNGL FAM 0% - 2026 Heated Area: 1740 HX Base Yr



96223 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	232,620
TOTAL MARKET OB/XF VALUE	44,305
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	386,925
SOH/AGL Deduction	0
ASSESSED VALUE	386,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,925
TOTAL JUST VALUE	386,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002283	FLORIDA ROOM - GA	16,713	03/04/2026
R13110	RE-ROOF	5,800	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2846/1335	1/26/2026	WD	Q	I	01	440,000
GRANTOR: AITKEN NANCY M REVOCA						
GRANTEE: GRAVES DAVID M						
2603/1774	11/16/2022	WD	U	I	11	100
GRANTOR: AITKEN NANCY M						
GRANTEE: AITKEN NANCY M REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S40 E15 STP=[YR=1993] E4 N2 W4 S2$ N2 E6 D2 R2 E7 U2 R2 E2 FGR=[YR=1993] S2 E20 N20 W20 S18$ N18 E20 N20$.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
8	1242	WD DECK A	0	0	12	24	288.00	SF	10.00	10.00	100	2005	2005	3	21	605	

LAND DESCRIPTION

TOTAL OB/XF 44,305

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	0		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