

BLOCK 3 LOT 5
NASSAU LAKES PB 5/70
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WILLIAMS CHARLES A JR & VICKI
311 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0003-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 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
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	2,018	100	1993	2,018	235,908
FOP	21	30	1993	6	701
TOTALS	2,039			2,024	236,610

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
7	1242	WD DECK A	0	0	0	0	337.00	SF	10.00	10.00	100	1990	1990	3	20	674	
8	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	2001	2001	3	27	405	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/11/2023	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,024	96.6672	134.37	271,965	1988	1998	0	0	0	13.00	87.00
1 SNGL FAM 0% - 0 Heated Area: 2018 HX Base Yr												
96195 PARLIAMENT DR, FERNANDINA BEACH												
BLD DATE: 04/09/2026 MLU												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF												
3,179												

TOTAL OB/XF												
3,179												

Market:	0	Agricultural:	0	Common:	110,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	236,610		
TOTAL MARKET OB/XF VALUE	3,179		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	349,789		
SOH/AGL Deduction	19,540		
ASSESSED VALUE	330,249		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	330,249		
TOTAL JUST VALUE	349,789		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	345,055		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24614	REMODEL	2,000	04/01/2011
4847	NEW CONSTR	1,600	03/03/1988
2470	H/AC	1,600	02/22/1988
2862	NEW CONSTR	0	01/05/1988
4514	NEW CONSTR	57,364	11/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0591	9/20/2019	WD	Q	I	01	220,000
GRANTOR: CAMPBELL FAMILY TRUST						
GRANTEE: WILLIAMS CHARLES A						
1731/1456	3/23/2011	WD	U	I	11	115,000
GRANTOR: HSBC BANK USA NATONA						
GRANTEE: CAMPBELL ROBERT G &						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993]	W2 U2 L2 W5 D2 L2 W44 S33 E25	
FOP=[YR=1993]	E7 N3 W7 S3 \$ N3 E7 S3 E2 S10 E21 N43 \$.	