BLOCK 3 LOT 7
IN OR 900/325
NASSAU LAKES PB 5/70

THOMAS JOHN W & KIMBERLY C
96145 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

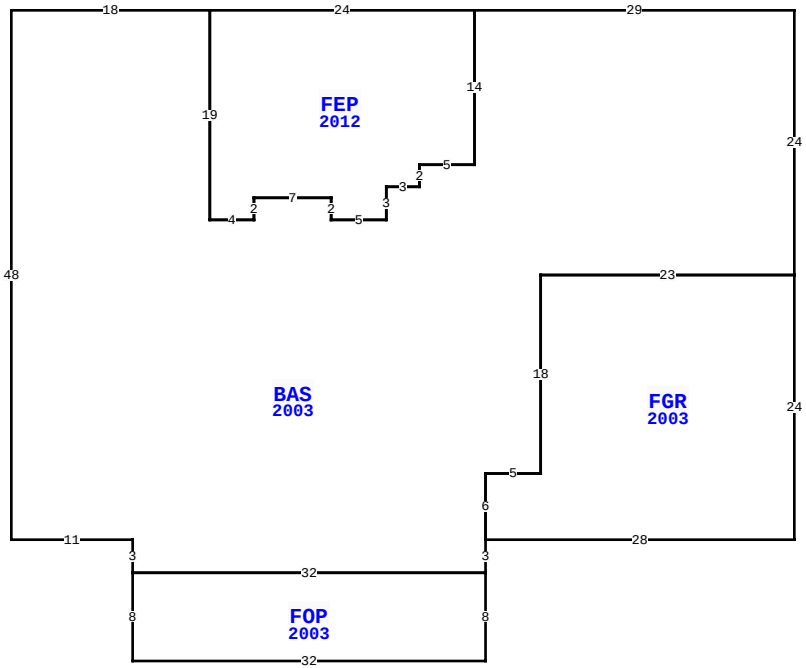
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2003	2,514	264,561
FEP	408	80	2012	326	34,307
FGR	582	55	2003	320	33,676
FOP	256	30	2003	77	8,103
TOTALS	3,760			3,237	340,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,237	90.6660	126.03	407,959	2003	2003	0	0	0	16.50	83.50

1 SNGL FAM 100% - 2004 Heated Area: 2514 HX Base Yr 2004



96145 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		340,646
TOTAL MARKET OB/XF VALUE		34,686
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		485,332
SOH/AGL Deduction		234,537
ASSESSED VALUE		250,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,384
TOTAL JUST VALUE		485,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529881	GARAGE	51,480	01/01/2015
B25055	ADDITION	0	08/01/2011
B0310879	NEW CONSTR	180,750	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0900/0325	9/21/1999	WD	Q	V		31,000
GRANTOR: COLSON TERRELL SCOTT						
GRANTEE: THOMAS JOHN W & KIM						
0608/0237	9/21/1990	WD	Q	V		14,100
GRANTOR: EVERETT HOWARD CONST						
GRANTEE: COLSON T & ELLIOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W29 FEP=[YR=2012] W24 S19 E4 N2 E7 S2 E5 N3 E3 N2 E5 N14$ S14 W5 S2 W3 S3 W5 N2 W7 S2 W4 N19 W18 S48 E11 S3 FOP=[YR=2003] S8 E32 N8 W32$ E32 N3 FGR=[YR=2003] E28 N24 W23 S18 W5 S6$ N6 E5 N18 E23 N24$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	30	432	
5	0680	POLE SHED	0	100	19	12	228.00	SF	10.00	10.00	100	2013	2013	3	64	1,459	
7	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2015	2015	3	71	29,820	

LAND DESCRIPTION

TOTAL OB/XF 34,686

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