

BLOCK 3 LOT 8
IN OR 2232/796
NASSAU LAKES PB 5/70 & 71

SHOSTAK MICHAEL J & KAY D L/E/
96123 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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
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
BAS	2,040	100
FGR	400	55
FOP	132	30
USP	252	30
TOTALS	2,824	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,376	96.1380	133.63	317,505	1988	1998	0	0	0 14.45	85.55
1 SNGL FAM		100% - 2012				Heated Area: 2040			HX Base Yr 2012		
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
96123 PARLIAMENT DR, FERNANDINA BEACH						04/09/2026					
						MLU					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0510	GARAGE WD-	0	100	30	60	1,800.00	SF	35.00	35.00	100
4	0680	POLE SHED	0	100	10	12	120.00	SF	10.00	10.00	100
7	0860	POOL/SPA	0	100	36	0	1.00	UT	50,000.00	50,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										271,626		
TOTAL MARKET OB/XF VALUE										60,008		
TOTAL LAND VALUE - MARKET										110,000		
TOTAL MARKET VALUE										441,634		
SOH/AGL Deduction										225,737		
ASSESSED VALUE										215,897		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										164,486		
TOTAL JUST VALUE										441,634		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										425,796		