BLOCK 4 LOT 1
IN OR 1309/1560 & OR 1424/1650
NASSAU LAKES PB 5/70

CARTRETTE GARY & JENNIFER L
96029 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

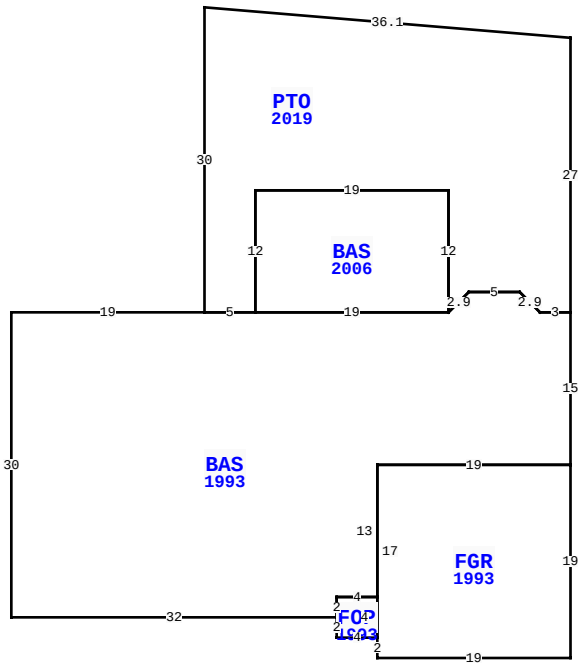
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	162,876
BAS	228	100	2006	228	27,087
FGR	361	55	1993	199	23,641
FOP	16	30	1993	5	594
PTO	784	5	2019	39	4,634
TOTALS	2,760			1,842	218,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,842	96.3000	133.86	246,570	1992	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 1997 Heated Area: 1599 HX Base Yr 1997



BLD DATE 03/03/2023 NW | LGL DATE
XF DATE | LAND DATE 04/09/2026 MLU
INC DATE | AG DATE

96029 PARLIAMENT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,831
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		328,831
SOH/AGL Deduction		172,944
ASSESSED VALUE		155,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,476
TOTAL JUST VALUE		328,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108716	GARAGE DOOR	3,135	07/02/2021
B18203	ADDITION	23,160	10/31/2006
M11951	MECH OTHER	400	08/01/2006
R09529	REPAIR/RRF	2,000	07/01/2006
9800008	REMODEL	0	08/01/1998
7728	NEW CONSTR	70,660	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1650	6/30/2006	WD	U	I	10	100
GRANTOR: SUTER ROBYN J						
GRANTEE: CARTRETTE GARY & JE						
1309/1560	4/14/2005	WD	Q	I	01	100
GRANTOR: MCKENDREE JENNIFER L						
GRANTEE: CARTRETTE GARY & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 U2L2 W5 D2L2 W19 W5 W19 S30 E32 N2 E4 N13 E19 N15 $
FGR=[YR=1993;ORIG=-19,32] S2 E19 N19 W19 S17 $
BAS=[YR=2006;ORIG=-12,0] N12 W19 S12 E19 $
FOP=[YR=1993;ORIG=-23,30] S2 E4 N4 W4 S2 $
PTO=[YR=2019;ORIG=0,0] W3 U2L2 W5 D2L2 N12 W19 S12 W5 N30 D3R36 S27 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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