

BLOCK 4 LOT 34
IN OR 2023/1738
NASSAU LAKES PB 5/70

ANDRES FAMILY TRUST
96379 PARLIAMENT DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-141A-0004-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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		

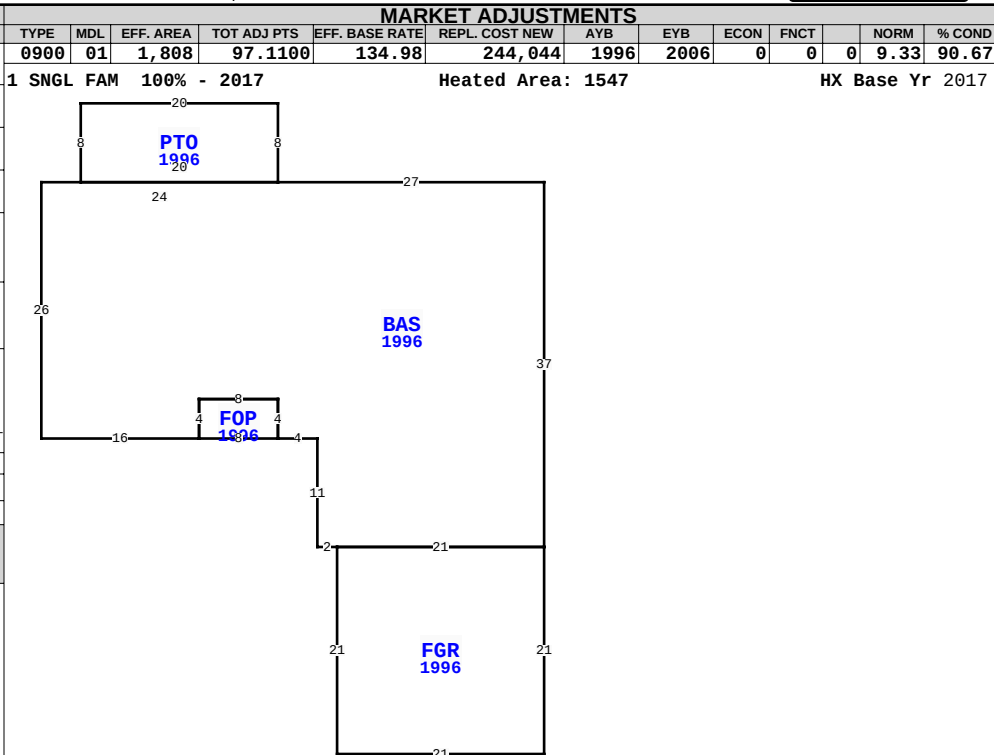
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1996	1,547	189,332
FGR	441	55	1996	243	29,740
FOP	32	30	1996	10	1,224
PTO	160	5	1996	8	979

TOTALS	2,180			1,808	221,275
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	20	8	160.00	SF	18.00

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

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



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

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	0911	SCRN RM A	0	100	20	8	160.00	SF	18.00	18.00	100	2026	2025		100	2,880	

TOTAL OB/XF													5,540	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000.00		

Total Acres:	0.00	Total Land Value:	110,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				221,275	
TOTAL MARKET OB/XF VALUE				5,540	
TOTAL LAND VALUE - MARKET				110,000	
TOTAL MARKET VALUE				336,815	
SOH/AGL Deduction				210,584	
ASSESSED VALUE				126,231	
TOTAL EXEMPTION VALUE		HX HB WR		56,411	
BASE TAXABLE VALUE				69,820	
TOTAL JUST VALUE				336,815	
NCON VALUE				2,880	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				326,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013478	NEW SCR N ENC PORC	4,378	12/05/2024
R1614807	REPAIR/RRF	8,000	01/25/2016
95-01725	NEW CONSTR	60,172	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1738	1/07/2016	SW	Q	I	01	183,000
GRANTOR: FANNIE MAE						
GRANTEE: ANDRES FAMILY TRUST						
1965/1058	3/02/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1996;ORIG=0,0] W27 W24 S26 E16 N4 E8 S4 E4 S11 E2 E21 N37 \$									
FGR=[YR=1996;ORIG=-21,37] S21 E21 N21 W21 \$									
PTO=[YR=1996;ORIG=-27,0] N8 W20 S8 E20 \$									
FOP=[YR=1996;ORIG=-35,26] E8 N4 W8 S4 \$									