

LOT 286
IN OR 2224/1874
FLORA PARKE UNIT 6B PBK 8/283

STEINS EDITH M/BUSH LISA N
35113 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0286-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	304,019
FGR	734	55	404	49,525
FOP	39	30	12	1,471
FSP	273	40	109	13,362
FST	18	55	10	1,226

TOTALS	3,544		3,015	369,603
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20	5.20
2	0855	CONC PAVER	0	100	0	0	462.00	SF	10.00	10.00
3	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00

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

REVIEW DATE	10/04/2018	BY	DJ
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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	3,015	105.3400	125.09	377,146	2018	2018	0	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019 Heated Area: 2480 HX Base Yr 2019												

35113 MIMOSA PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20	5.20	100	2018	2018	3	98	3,883	
2	0855	CONC PAVER	0	100	0	0	462.00	SF	10.00	10.00	100	2018	2018	3	98	4,528	
3	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2018	2018	3	90	7,128	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

TOTAL OB/XF											16,109						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										369,603				
TOTAL MARKET OB/XF VALUE										16,109				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										450,712				
SOH/AGL Deduction										175,262				
ASSESSED VALUE										275,450				
TOTAL EXEMPTION VALUE										50,000				HX HB
BASE TAXABLE VALUE										225,450				
TOTAL JUST VALUE										450,712				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										354,461				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803764	CO ISSUED	0	09/12/2018
B1803764	NEW CONSTR	340,684	04/13/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2224/1874	9/19/2018	WD	Q	I	01	360,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: STEINS EDITH M & LI							
2195/0387	5/03/2018	WD	U	V	30	69,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FSP=[YR=2018] N3 W21 S13 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2018] S1 E11 FGR=[YR=2018] S4 E22 N2 E10 N21 W14 FST=[YR=2018] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52\$.									