

LOT 289
IN OR 2221/1426
FLORA PARKE UNIT 6B PBK 8/283

PREBLE JEFFREY H & NANCY KAY
35101 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0289-0000



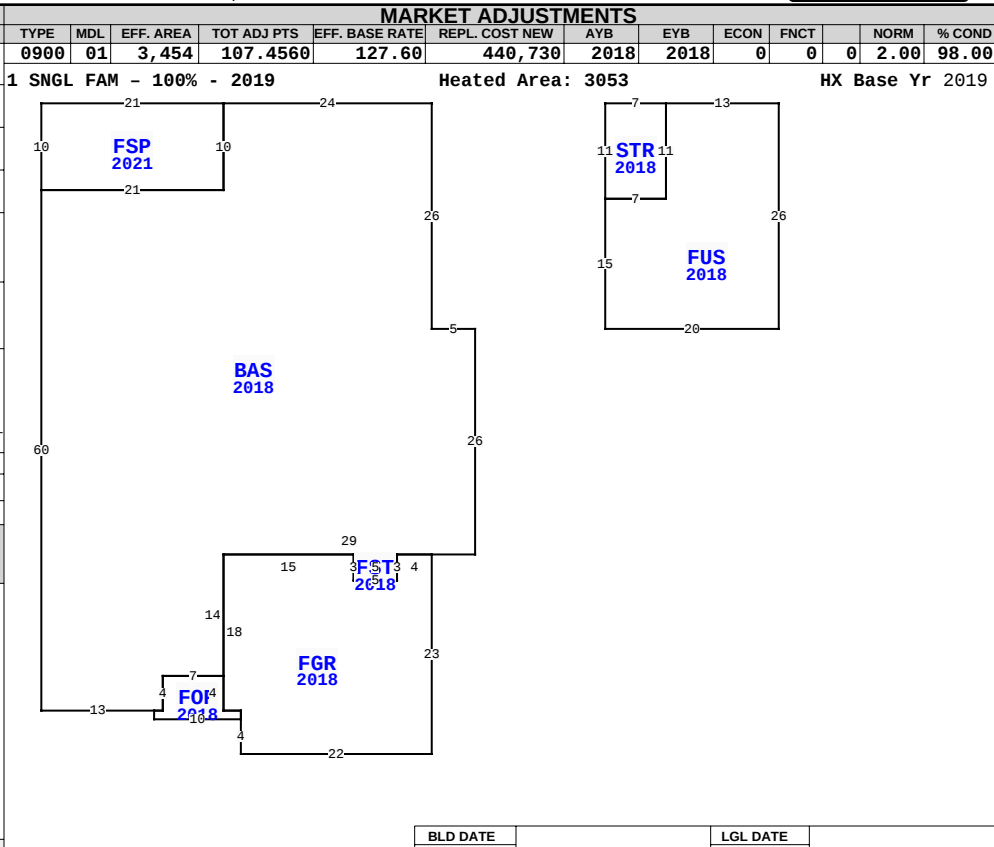
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,610	100	2,610	326,375
FGR	527	55	290	36,264
FOP	38	30	11	1,376
FSP	210	40	84	10,504
FST	15	55	8	1,001
FUS	443	100	443	55,396
STR	77	10	8	1,001
TOTALS	3,920		3,454	431,915

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	541.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	1,128.00	SF	10.00	10.00	
3	0911	SCRN RM A	0	100	45	21	945.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	32	13	416.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	529.00	SF	10.00	10.00	

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



TOTAL OB/XF											
68,893											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		431,915	
TOTAL MARKET OB/XF VALUE		68,893	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		565,808	
SOH/AGL Deduction		209,414	
ASSESSED VALUE		356,394	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		306,394	
TOTAL JUST VALUE		565,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105895	SCRN ENCLSR	12,425	05/10/2021
B2013328	SWIM POOL	66,410	01/07/2021
C1803171	CO ISSUED	0	08/24/2018
B1803171	NEW CONSTR	393,289	03/28/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2221/1426	8/31/2018	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PREBLE JEFFREY H &					
2191/1232	4/11/2018	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2018] W24 FSP=[YR=2021] W21 S10 E21 N10\$ S10 W21 S60 E13 FOP=[YR=2018] S1 E10FGR=[YR=2018] S4 E22 N23 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W15 S18 E2 S1\$ N1 W2 N4 W7 S4 W1\$ E1 N4 E7 N14 E29 N26 W5 N26\$ PTR=E20 STR=[YR=2018] E7 FUS=[YR=2018] E13 S26 W20 N15 E7 N11 \$ S11 W7 N11\$ W20 \$.					