LOT 291
FLORA PARKE UNIT 6B PBK 8/283

**STARRATT JOHN D JR/HAND TONYA D**
35104 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-0556-0291-0000**

## BUILDING CHARACTERISTICS

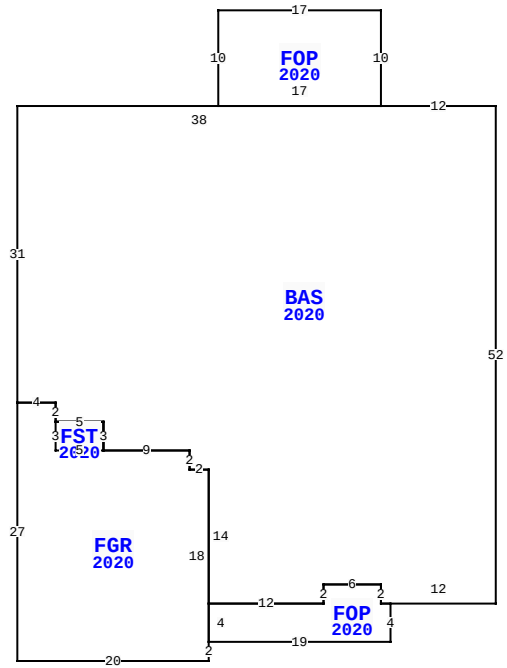
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |
| NEIGHBORHOOD/LOC | 4041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,237 | 100 | 2,237 | 291,292 |
| FGR | 471 | 55 | 259 | 33,726 |
| FOP | 88 | 30 | 26 | 3,386 |
| FOP | 170 | 30 | 51 | 6,641 |
| FST | 15 | 55 | 8 | 1,042 |
| TOTALS | 2,981 | | 2,581 | 336,086 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,581 | 110.2080 | 130.87 | 337,775 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2237 HX Base Yr 2022




35104 MIMOSA PARKE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 336,086 |
| TOTAL MARKET OB/XF VALUE | | 10,469 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 411,555 |
| SOH/AGL Deduction | | 75,771 |
| ASSESSED VALUE | | 335,784 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 285,784 |
| TOTAL JUST VALUE | | 411,555 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,004 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1910922 | CO ISSUED | 0 | 02/20/2020 |
| B1910922 | NEW CONSTR | 304,646 | 10/16/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/1324 | 3/17/2021 | WD | Q | I | 01 | 375,000 |
| GRANTOR: HOOVER JUSTIN R & AMY | | | | | | |
| GRANTEE: STARRATT JOHN D JR | | | | | | |
| 2344/1195 | 3/04/2020 | WD | Q | I | 01 | 316,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: HOOVER JUSTIN R & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W17 S10 E17$ W38 S31 FGR=[YR=2020] S27 E20 N2 FOP=[YR=2020] E19 N4 W1 N2 W6 S2 W12 S4$ N18 W2 N2 W9 FST=[YR=2020] W5 N3 E5 S3$ N3 W5 N2 W4$ E4 S2 E5 S3 E9 S2E2 S14 E12 N2 E6 S2 E12 N52$.

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 15 | 3 | 45.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 290 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 489.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 3,147 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 84.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 98 | 2,634 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 98 | 294 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 108 | 0 | 432.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 95 | 4,104 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,469

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/06/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS