LOT 292
FLORA PARKE UNIT 6B PBK 8/283

ERDELY JESSICA I & JOSEPH F IV
35108 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0292-0000

BUILDING CHARACTERISTICS

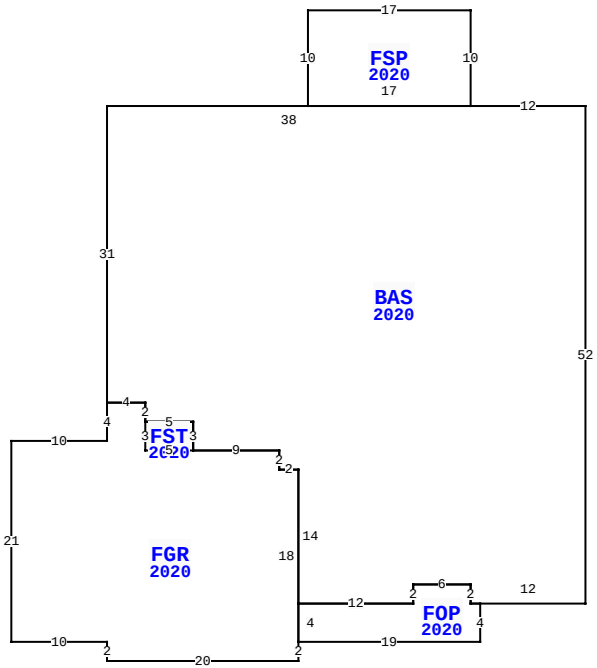
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	681	55	375	48,831
FOP	88	30	26	3,386
FSP	170	40	68	8,855
FST	15	55	8	1,042
TOTALS	3,191		2,714	353,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,714	110.2080	130.87	355,181	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2237 HX Base Yr 2021



35108 MIMOSA PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		353,405
TOTAL MARKET OB/XF VALUE		12,250
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,655
SOH/AGL Deduction		150,052
ASSESSED VALUE		280,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,603
TOTAL JUST VALUE		430,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C206207	CO ISSUED	0	07/17/2020
B200078	NEW CONSTR	314,306	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0648	7/29/2020	WD	Q	I	02	336,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ERDELY JESSICA I &						
2345/0312	3/03/2020	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] N10 W17 S10 E17$ W38 S31 FGR=[YR=2020] S4 W10 S21 E10 S2 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 S2 E2 S14 E12 N2 E6 S2 E12 N52$.

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
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	2020	2020	3	99	4,396	
3	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2020	2020	3	98	6,586	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	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