LOT 92
FLORA PARKE UNIT 7B OR 2344/24

ROCHELEAU GABRIEL & MARISSA L/E/
35188 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0557-0092-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

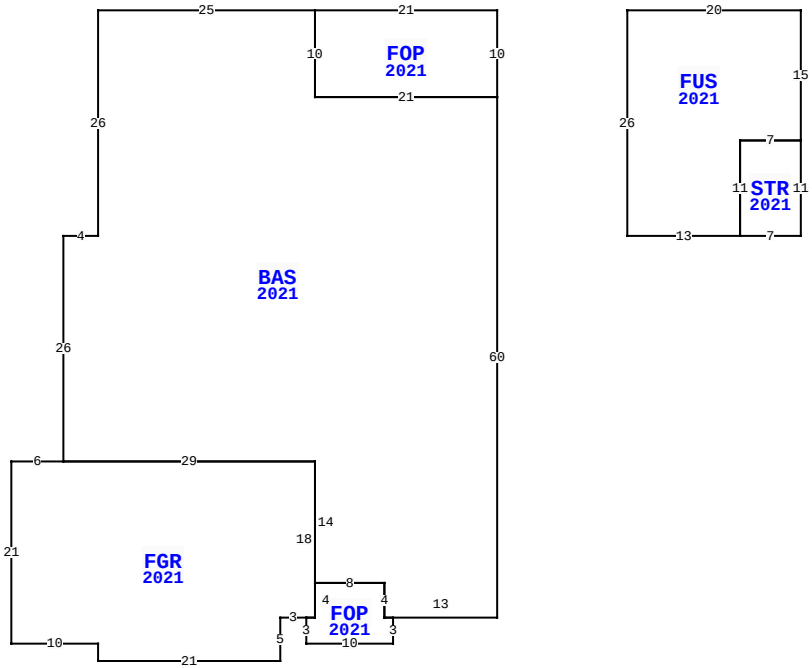
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2,632	337,844
FGR	765	55	421	54,040
FOP	62	30	19	2,439
FOP	210	30	63	8,087
FUS	443	100	443	56,863
STR	77	10	8	1,027
TOTALS	4,189		3,586	460,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,586	108.0900	128.36	460,299	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 3075 HX Base Yr 2022



35188 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		460,299
TOTAL MARKET OB/XF VALUE		4,090
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		529,389
SOH/AGL Deduction		101,114
ASSESSED VALUE		428,275
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		373,275
TOTAL JUST VALUE		529,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011353	CO ISSUED	0	07/28/2021
B2011353	NEW CONSTR	420,347	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1341	1/05/2023	LE	U	I	11	100
GRANTOR: ROCHELEAU GABRIEL A &						
GRANTEE: ROCHELEAU PATRICK &						
2485/0194	8/03/2021	WD	Q	I	02	430,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROCHELEAU GABRIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W21 BAS=[YR=2021] W25 S26 W4 S26
FGR=[YR=2021] W6 S21 E10 S2 E21 N5 E3 FOP=[YR=2021] S3 E10 N3 W1 N4 W8 S4 W1$ E1 N18 W29$ E29 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N10$ PTR= E15 FUS=[YR=2021] E20 S15 STR=[YR=2021] S11 W7 N11 E7 $ W7 S11 W13 N26$ W15$.

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	14	3	42.00	SF	6.50	6.50	100	2021	2021	3	100	273	
2	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	2021	2021	3	100	3,817	

LAND DESCRIPTION

TOTAL OB/XF 4,090

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 08/12/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS