



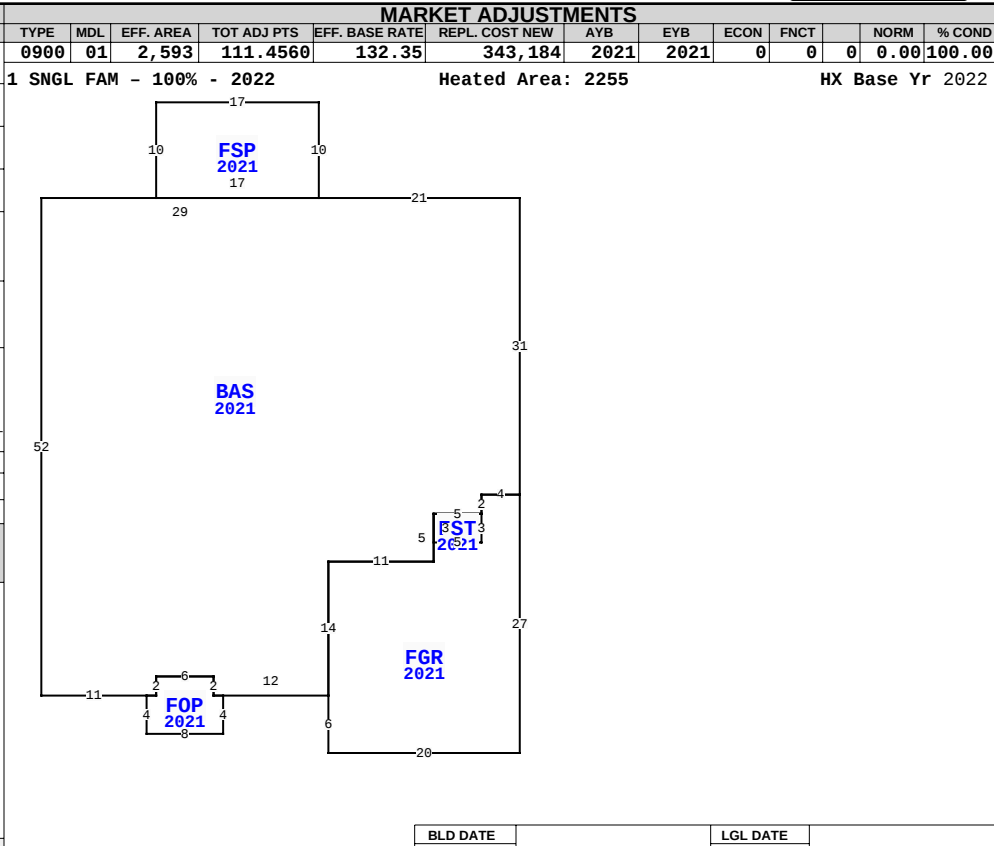
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,255	100	2,255	298,449
FGR	453	55	249	32,955
FOP	44	30	13	1,721
FSP	170	40	68	9,000
FST	15	55	8	1,059
TOTALS	2,937		2,593	343,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	607.00	SF	6.50	6.50	100	2021

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



TOTAL OB/XF											
35164 MIMOSA PARKE PL, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										343,184	
TOTAL MARKET OB/XF VALUE										3,946	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										412,130	
SOH/AGL Deduction										75,554	
ASSESSED VALUE										336,576	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										286,576	
TOTAL JUST VALUE										412,130	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										326,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101308	CO ISSUED	0	09/09/2021
B2101308	NEW CONSTR	307,186	02/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2495/1578	9/10/2021	WD	Q	I	01	363,600	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: VICHROSKI PAUL E &							
2398/0320	9/30/2020	WD	U	V	30	286,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W21 FSP=[YR=2021] N10 W17 S10 E17\$ W29 S52 E11 FOP=[YR=2021] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 FGR=[YR=2021] S6 E20 N27 W4 S2 FST=[YR=2021] S3 W5 N3 E5\$ W5 S5 W11 S14\$ N14 E11 N5 E5 N2 E4 N31\$.									