



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	13	LVT/LAMMT 100
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

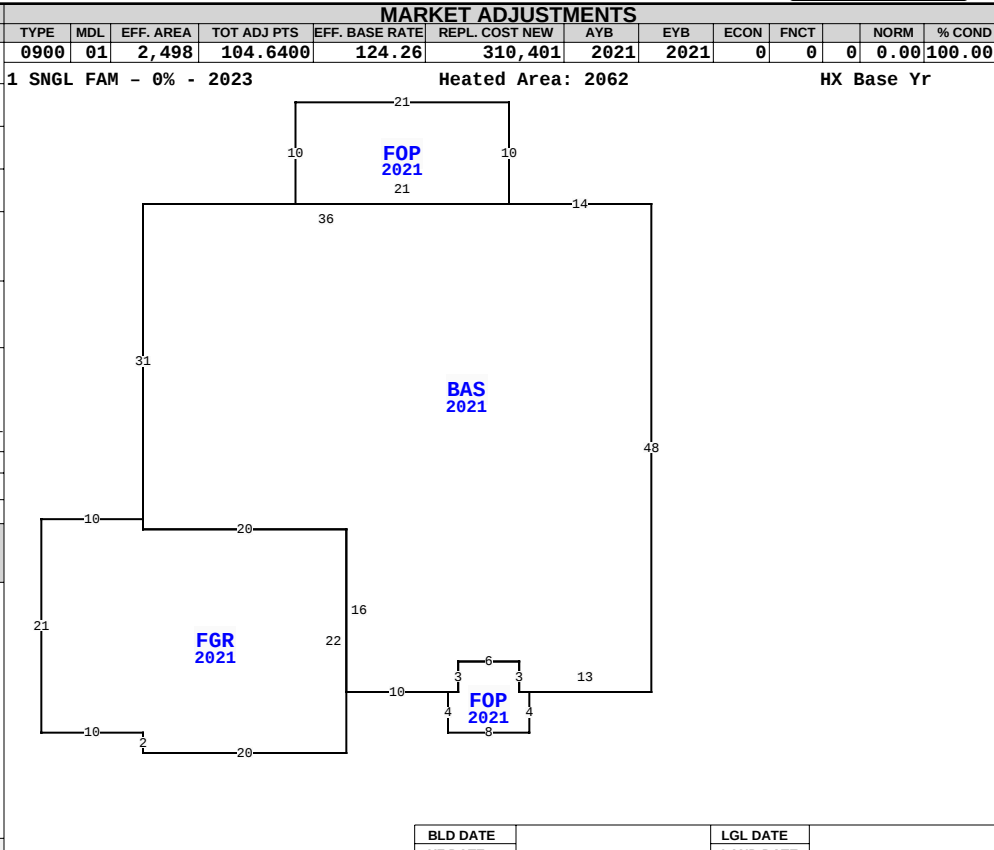
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	256,224
FGR	650	55	358	44,485
FOP	50	30	15	1,864
FOP	210	30	63	7,828

TOTALS	2,972		2,498	310,401
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TOTALS		2,571	2,450	310,401		
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0810	CONCRETE A	0	0	21	3
2	0811	CONCRETE B	0	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P
1	000134	C	SFR POND	0	
REVIEW DATE		01/05/2022		BY	KW



35177 MIMOSA PARKE PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										310,401	
TOTAL MARKET OB/XF VALUE										4,414	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										379,815	
SOH/AGL Deduction										0	
ASSESSED VALUE										379,815	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										379,815	
TOTAL JUST VALUE										379,815	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										302,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108014	CO ISSUED	310,629	01/25/2022
B2108014	NEW CONSTR	310,629	06/18/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2534/1905	1/31/2022	WD	Q	I	01	416,200			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: LUNDY PATIA C									
2474/1986	6/28/2021	WD	U	V	30	75,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W14 FOP=[YR=2021] N10 W21 S10 E21\$ W36 S31									
FGR=[YR=2021] W10 S21 E10 S2 E20 N22 W20 N1\$ S1 E20 S16 E10									
FOP=[YR=2021] S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N48\$.									