LOT 287
FLORA PARKE UNIT 6B PBK 8/283

YOUNG DAVID W/THRASHER JOSEPHINE
35109 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0287-0000

BUILDING CHARACTERISTICS

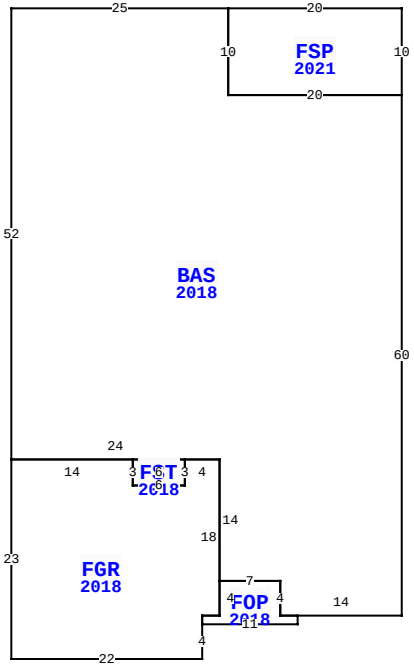
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,490	100	2,490	330,319
FGR	524	55	288	38,205
FOP	39	30	12	1,592
FSP	200	40	80	10,613
FST	18	55	10	1,327
TOTALS	3,271		2,880	382,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,880	108.8520	136.06	391,853	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 2490 HX Base Yr 2021



35109 MIMOSA PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2018	2018	3	97	4,217	
2	0911	SCRN RM A	0	100	45	27	1,215.00	SF	17.50	17.50	100	2021	2021	3	93	19,774	
3	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	2021	2021	3	95	30,524	
4	0855	CONC PAVER	0	100	0	0	837.00	SF	10.00	10.00	100	2021	2021	3	99	8,286	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	382,057
TOTAL MARKET OB/XF VALUE	64,661
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	521,718
SOH/AGL Deduction	140,621
ASSESSED VALUE	381,097
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	331,097
TOTAL JUST VALUE	521,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103149	SCRN ENCL	12,125	03/16/2021
B2010208	SWIM POOL	61,572	10/23/2020
C1803173	CO ISSUED	0	08/22/2018
B1803173	NEW CONSTR	327,083	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/0826	4/23/2020	WD	Q	I	01	370,000
GRANTOR: WOLTJER KATHERINE W						
GRANTEE: YOUNG DAVID W & JOS						
2344/1297	2/27/2020	FJ	U	I	11	0
GRANTOR: WOLTJER RODGER ORVAL						
GRANTEE: WOLTJER KATHERINE M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W20 BAS=[YR=2018] W25 S52 FGR=[YR=2018] S23 E22 N4 FOP=[YR=2018] E11 N1 W2 N4 W7 S4 W2 S1$ N1 E2 N18 W4 FST=[YR=2018] W6 S3 E6 N3$ S3 W6 N3 W14$ E24 S14 E7 S4 E14 N60 W20 N10$ S10 E20 N10$.

LAND DESCRIPTION

TOTAL OB/XF 64,661

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/11/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS