



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

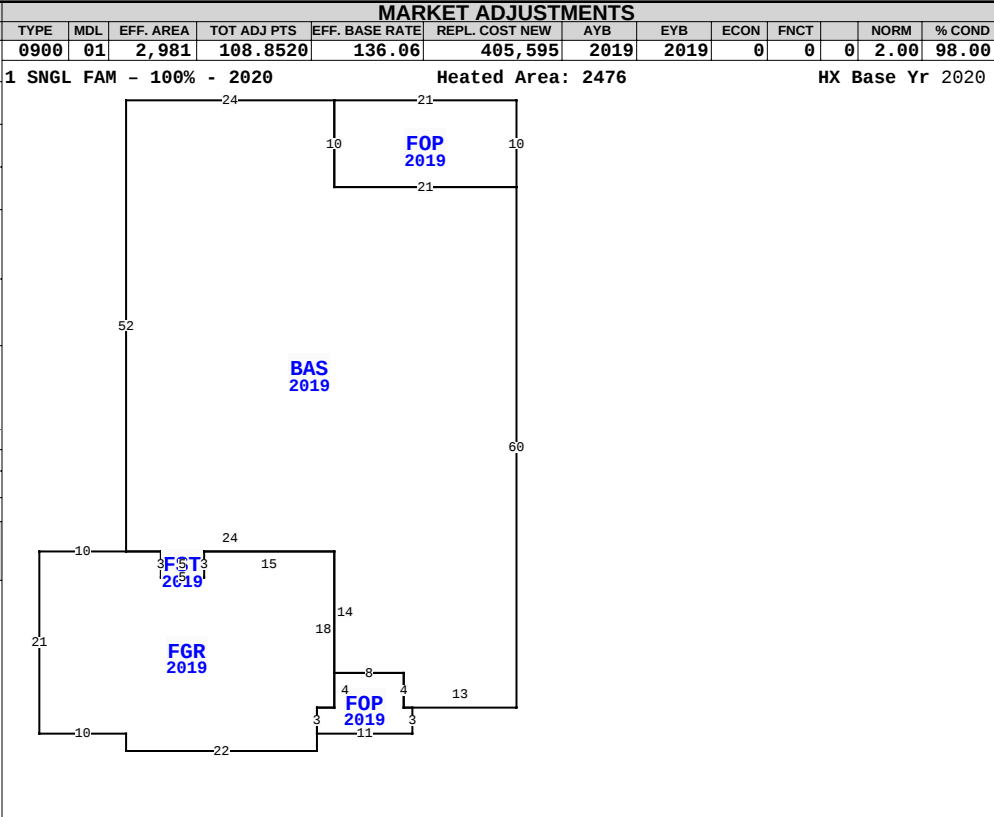
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	330,147
FGR	752	55	414	55,202
FOP	65	30	20	2,667
FOP	210	30	63	8,401
FST	15	55	8	1,066

TOTALS	3,518		2,981	397,483
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50
2	0811	CONCRETE B	0 100	0	0	631.00	SF	5.20	5.20

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



35100 MIMOSA PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	98	229	
2	0811	CONCRETE B	0 100	0	0	631.00	SF	5.20	5.20	100	2019	2019	3	98	3,216	

TOTAL OB/XF										3,445						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										397,483		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										475,928		
SOH/AGL Deduction										156,433		
ASSESSED VALUE										319,495		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										269,495		
TOTAL JUST VALUE										475,928		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										448,024		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900223	CO ISSUED	0	05/31/2019
B1900223	NEW CONSTR	342,998	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/0681	6/25/2019	WD	Q	I	02	386,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MEARS BURLEIGH N II						
2164/1270	11/30/2017	WD	U	V	30	60,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W21 BAS=[YR=2019] W24 S52 FGR=[YR=2019] W10 S21 E10 S2 E22 N2 FOP=[YR=2019] E11 N3 W1 N4 W8 S4 W2 S3\$ N3 E2 N18 W15 FST=[YR=2019] S3 W5 N3 E5\$ W9\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$.									