LOT 292
FLORA PARKE UNIT 6B PBK 8/283

**ERDELY JESSICA I & JOSEPH F IV**
35108 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-0556-0292-0000**

## BUILDING CHARACTERISTICS

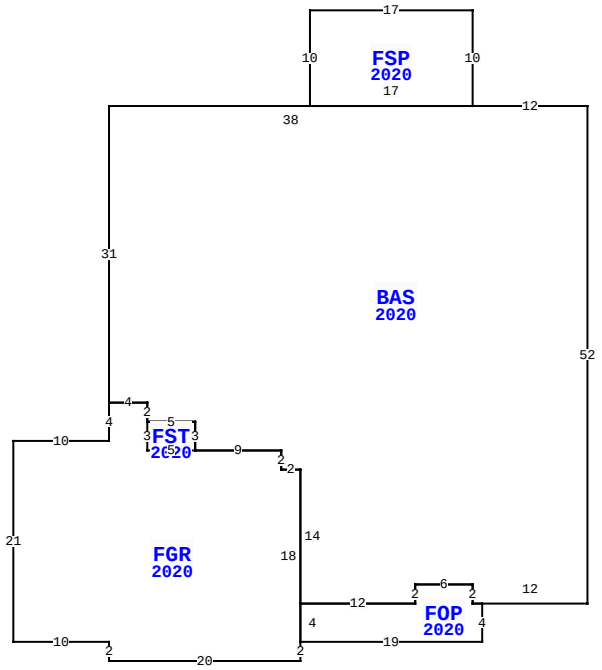
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 2,237 | 100 | 2,237 | 305,087 |
| FGR | 681 | 55 | 375 | 51,143 |
| FOP | 88 | 30 | 26 | 3,546 |
| FSP | 170 | 40 | 68 | 9,274 |
| FST | 15 | 55 | 8 | 1,091 |
| TOTALS | 3,191 | | 2,714 | 370,142 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,714 | 110.2080 | 137.76 | 373,881 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2237 HX Base Yr 2021




35108 MIMOSA PARKE PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 370,142 |
| TOTAL MARKET OB/XF VALUE | | 12,097 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 457,239 |
| SOH/AGL Deduction | | 168,218 |
| ASSESSED VALUE | | 289,021 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 239,021 |
| TOTAL JUST VALUE | | 457,239 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 430,655 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C206207 | CO ISSUED | 0 | 07/17/2020 |
| B200078 | NEW CONSTR | 314,306 | 02/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2380/0648 | 7/29/2020 | WD | Q | I | 02 | 336,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: ERDELY JESSICA I & | | | | | | |
| 2345/0312 | 3/03/2020 | WD | U | V | 30 | 72,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] N10 W17 S10 E17$ W38 S31 FGR=[YR=2020] S4 W10 S21 E10 S2 E20 N2 FOP=[YR=2020] E19 N4 W1 N2 W6 S2 W12 S4$ N18 W2 N2 W9 FST=[YR=2020] W5 N3 E5 S3$ N3 W5 N2 W4$ E4 S2 E5 S3 E9 S2 E2 S14 E12 N2 E6 S2 E12 N52$.

## 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 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 386 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 854.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 4,396 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 210.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 96 | 6,451 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 96 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,097

| 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 01/06/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS