LOT 92
FLORA PARKE UNIT 7B OR 2344/24

ROCHELEAU GABRIEL & MARISSA L/E/
35188 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0557-0092-0000

BUILDING CHARACTERISTICS

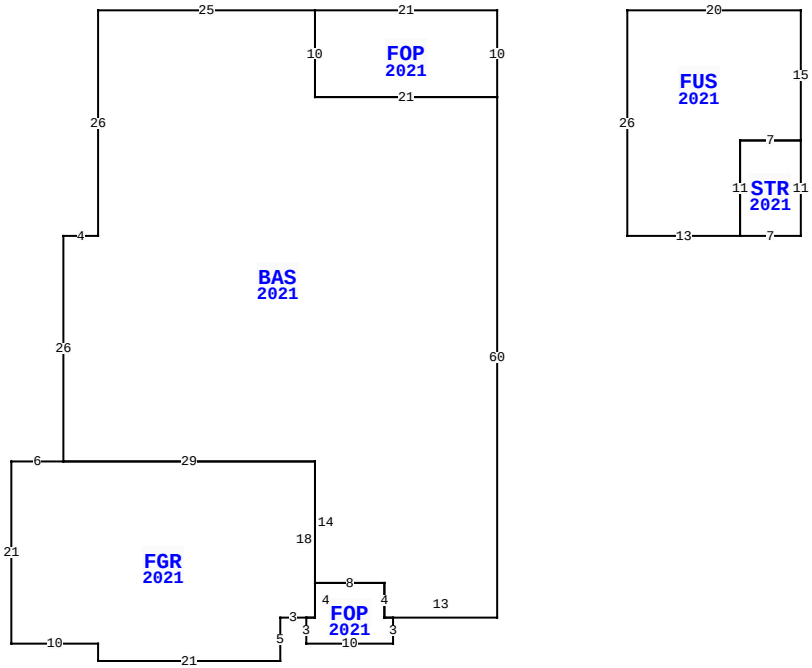
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,632	100	2,632	353,832
FGR	765	55	421	56,597
FOP	62	30	19	2,554
FOP	210	30	63	8,469
FUS	443	100	443	59,555
STR	77	10	8	1,076
TOTALS	4,189		3,586	482,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,586	108.0900	135.11	484,504	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 3075 HX Base Yr 2022



35188 MIMOSA PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,081
TOTAL MARKET OB/XF VALUE		88,476
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		645,557
SOH/AGL Deduction		120,007
ASSESSED VALUE		525,550
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		470,550
TOTAL JUST VALUE		645,557
NCON VALUE		84,427
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013960	POOL ENCL	24,000	10/30/2023
B230010568	POOL	100,000	08/17/2023
C2011353	CO ISSUED	0	07/28/2021
B2011353	NEW CONSTR	420,347	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1341	1/05/2023	LE	U	I	11	100
GRANTOR: ROCHELEAU GABRIEL A &						
GRANTEE: ROCHELEAU PATRICK &						
2485/0194	8/03/2021	WD	Q	I	02	430,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROCHELEAU GABRIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W21 BAS=[YR=2021] W25 S26 W4 S26
FGR=[YR=2021] W6 S21 E10 S2 E21 N5 E3 FOP=[YR=2021] S3 E10
N3 W1 N4 W8 S4 W1$ E1 N18 W29$ E29 S14 E8 S4 E13 N60 W21 N10$
S10 E21 N10$ PTR= E15 FUS=[YR=2021] E20 S15 STR=[YR=2021]
S11 W7 N11 E7 $ W7 S11 W13 N26$ W15$.

EXTRA FEATURES

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	14	3	42.00	SF	6.50	6.50	100	2021	2021	3	99	270	
2	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	2021	2021	3	99	3,779	
3	0912	SCRN RM G	0	100	0	0	1,152.00	SF	20.00	20.00	100	2024	2023		100	23,040	
4	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2024	2023		100	39,525	
5	0855	CONC PAVER	0	100	0	0	687.00	SF	10.00	10.00	100	2024	2023		100	6,870	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
7	0476	VF 6 SBPL	0	100	0	0	256.00	LF	32.00	32.00	100	2024	2023		100	8,192	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
9	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2024	2023		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 88,476

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS