LOT 284
FLORA PARKE UNIT 7B OR 2344/24

CHRISTENSON STEVEN MICHAEL & DEANNA LYNN
35129 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0557-0284-0000

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 100
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

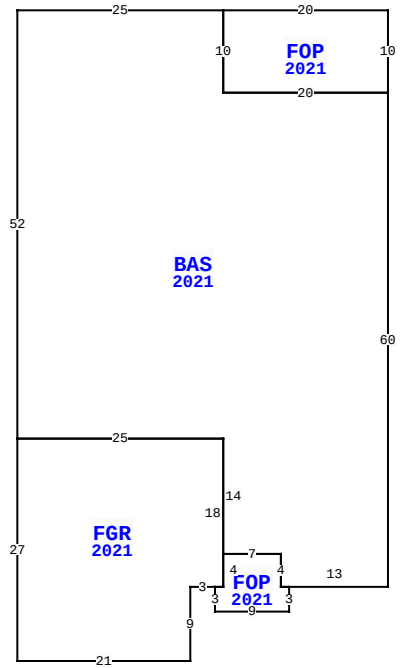
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2,472	355,467
FGR	639	55	351	50,473
FOP	55	30	16	2,300
FOP	200	30	60	8,628
TOTALS	3,366		2,899	416,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,899	115.6200	144.52	418,963	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2472 HX Base Yr 2022



35129 MIMOSA PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
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		416,868
TOTAL MARKET OB/XF VALUE		40,789
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		532,657
SOH/AGL Deduction		151,449
ASSESSED VALUE		381,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,208
TOTAL JUST VALUE		532,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014155	ADDITION	11,592	09/16/2022
22003620	SWIM POOL	40,000	03/07/2022
C2012304	CO ISSUED	0	06/25/2021
B2012304	NEW CONSTR	339,993	12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/378	1/26/2024	WD	Q	I	02	673,000
GRANTOR: BAILEY RICHARD & BEVE						
GRANTEE: CHRISTENSON STEVEN						
2475/0624	6/28/2021	WD	Q	I	02	395,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAILEY RICHARD & BE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W20 BAS=[YR=2021] W25 S52 FGR=[YR=2021] S27 E21 N9 E3 FOP=[YR=2021] S3 E9 N3 W1 N4 W7 S4 W1$ E1 N18 W25$ E25 S14 E7 S4 E13 N60 W20 N10$ S10 E20 N10$.

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	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	100	2021	2021	3	99	505	
2	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2021	2021	3	99	2,718	
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2022	2022	3	98	8,232	
4	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2022	2022	3	98	16,660	
5	0855	CONC PAVER	0	100	0	0	344.00	SF	10.00	10.00	100	2022	2022	3	100	3,440	
6	0911	SCRN RM A	0	100	0	0	544.00	SF	17.50	17.50	100	2022	2022	3	97	9,234	

LAND DESCRIPTION

TOTAL OB/XF 40,789

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	000134	C	SFR POND	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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS