



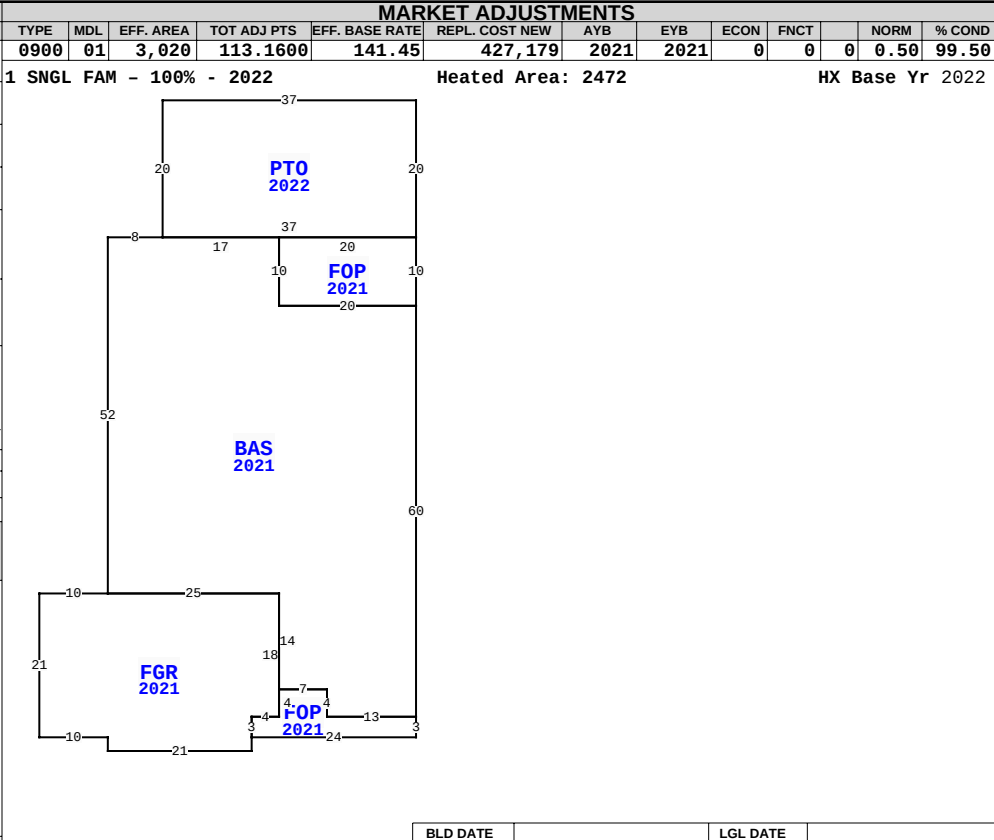
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	347,916
FGR	765	55	421	59,252
FOP	100	30	30	4,223
FOP	200	30	60	8,445
PTO	740	5	37	5,208
TOTALS	4,277		3,020	425,043

TOTALS		4,277	3,020		425,043		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	13	3	
2	0811	CONCRETE B	0	100	0	0	
3	0911	SCRN RM A	0	100	0	0	
4	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	



35121 MIMOSA PARKE PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/08/2024
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					425,043				
TOTAL MARKET OB/XF VALUE					19,041				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					519,084				
SOH/AGL Deduction					96,167				
ASSESSED VALUE					422,917				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					372,917				
TOTAL JUST VALUE					519,084				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					490,302				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007513	ADDITION	19,790	05/13/2022
C2009353	CO ISSUED	0	02/10/2021
B2009353	NEW CONSTR	347,697	10/07/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2437/0466	2/23/2021	WD	Q	I	01	378,700			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: HANSON ELIZABETH A									
2405/1607	10/29/2020	WD	U	V	30	68,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2022] W37 S20 BAS=[YR=2021] W8 S52 FGR=[YR=2021] W10 S21 E10 S2 E21 N2FOP=[YR=2021] E24 N3 W13 N4 W7 S4 W4 S3\$ N3 E4 N18 W25\$ E25 S14 E7 S4 E13 N60 FOP=[YR=2021] N10 W20 S10 E20\$ W20 N10 W17\$ E37 N20\$.									