



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		4 100
Bathrooms		3 100
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	2,491	100	2,491	345,648
FGR	440	55	242	33,580
FOP	131	30	39	5,411
FSP	190	40	76	10,545
TOTALS	3,252		2,848	395,184

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	28	3	84.00	SF	6.50	6.50	100	2020	2020	3	99	541	
2	0810	CONCRETE A	0 100	0	0	536.00	SF	6.50	6.50	100	2020	2020	3	99	3,449	

LAND DESCRIPTION			TOTAL OB/XF 3,990													
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,848	112.1280	140.16	399,176	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2491 HX Base Yr											

35132 MIMOSA PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				395,184	
TOTAL MARKET OB/XF VALUE				3,990	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				474,174	
SOH/AGL Deduction				14,480	
ASSESSED VALUE				459,694	
TOTAL EXEMPTION VALUE		13		459,694	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				474,174	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				446,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004507	BATH REMODEL	30,000	03/23/2022
C202258	NEW CONSTR	334,737	08/31/2020
B202258	NEW CONSTR	334,737	04/16/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2393/0191	9/15/2020	WD Q	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CRITE ROBERT B & WI					
2362/0783	5/15/2020	WD U	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2020] W15 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 N10 W16 S54 E11 FOP=[YR=2020] S8 E19 FGR=[YR=2020] S12 E20 N22 W20 S10\$ N5 W11 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 N5 E20 N52\$.															