



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	13	LVT/LAMMT 50		
Interior Floo	14	CARPET 50		
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	2,102	100	2,102	279,684
FGR	480	55	264	35,127
FOP	85	30	26	3,459
FSP	180	40	72	9,580
TOTALS	2,847		2,464	327,850

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,464	107.5200	134.40	331,162	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 2102 HX Base Yr 2022											
35140 MIMOSA PARKE PL, FERNANDINA BEACH											
						BLD DATE				LGL DATE	04/08/2024 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

EXTRA FEATURES															35140 MIMOSA PARKE PL, FERNANDINA BEACH, FL 32110										AG DATE	
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	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	99	425										
2	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2020	2020	3	99	3,732										