



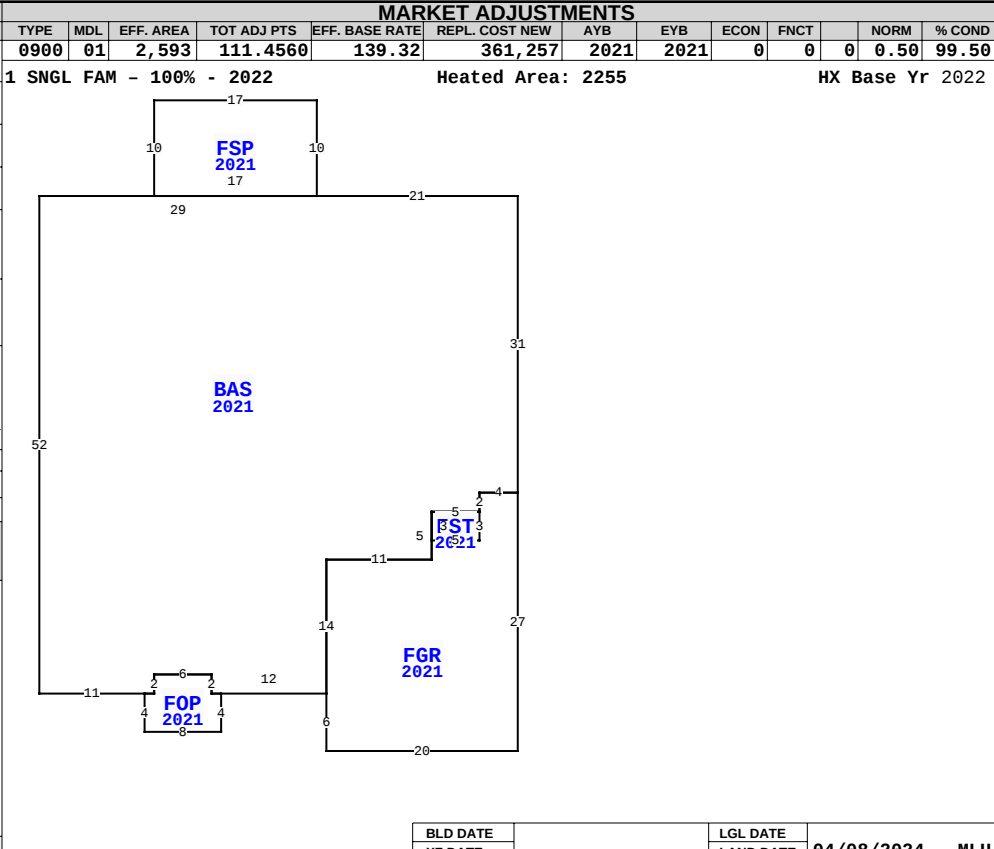
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,255	100	2,255	312,596
FGR	453	55	249	34,518
FOP	44	30	13	1,802
FSP	170	40	68	9,427
FST	15	55	8	1,109
TOTALS	2,937		2,593	359,451

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
1	0810	CONCRETE A	0 100	0	0	607.00	SF	6.50	6.50	100	2021	2021	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



35164 MIMOSA PARKE PL, FERNANDINA BEACH, FL 32034

TOTAL OB/XF														
3,906														

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3,906														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					359,451				
TOTAL MARKET OB/XF VALUE					3,906				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					438,357				
SOH/AGL Deduction					91,684				
ASSESSED VALUE					346,673				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					296,673				
TOTAL JUST VALUE					438,357				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					412,130				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101308	CO ISSUED	0	09/09/2021
B2101308	NEW CONSTR	307,186	02/04/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2495/1578	9/10/2021	WD	Q	I	01	363,600			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:VICHROSKI PAUL E &									
2398/0320	9/30/2020	WD	U	V	30	286,000			
GRANTOR:FLORA PARKE DEVELOPME									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2021] W21 FSP=[YR=2021] N10 W17 S10 E17\$ W29 S52
E11 FOP=[YR=2021] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12
FGR=[YR=2021] S6 E20 N27 W4 S2 FST=[YR=2021] S3 W5 N3 E5\$
W5 S5 W11 S14\$ N14 E11 N5 E5 N2 E4 N31\$.