LOT 303
FLORA PARKE UNIT 7B OR 2344/24

LUNDY PATRICK R
35177 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0557-0303-0000

NASSAU COUNTY PROPERTY

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/LAMNT 100
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

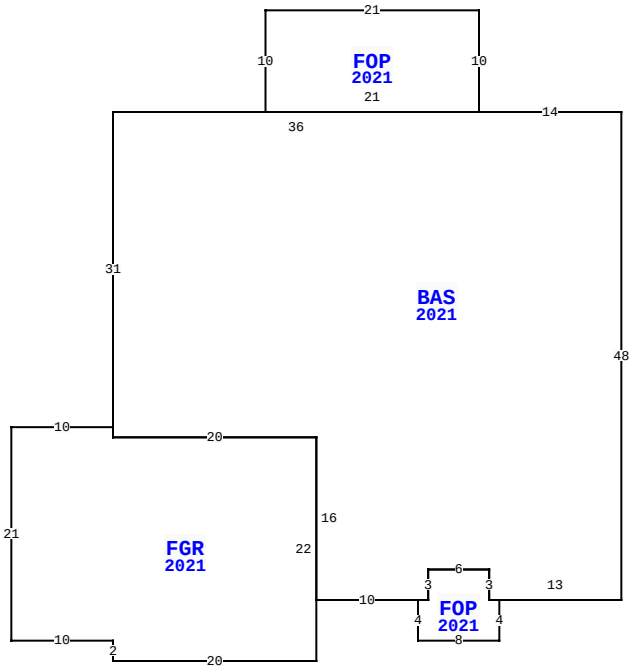
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	268,361
FGR	650	55	358	46,592
FOP	50	30	15	1,952
FOP	210	30	63	8,199
TOTALS	2,972		2,498	325,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	104.6400	130.80	326,738	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2062 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

35177 MIMOSA PARKE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	325,104
TOTAL MARKET OB/XF VALUE	4,369
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	404,473
SOH/AGL Deduction	0
ASSESSED VALUE	404,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,473
TOTAL JUST VALUE	404,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108014	CO ISSUED	310,629	01/25/2022
B2108014	NEW CONSTR	310,629	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1530	7/11/2024	FJ	U	I	11	0
GRANTOR: LUNDY PATIA C EST						
GRANTEE: LUNDY PATRICK R						
2534/1905	1/31/2022	WD	Q	I	01	416,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LUNDY PATIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] N10 W21 S10 E21$ W36 S31
FGR=[YR=2021] W10 S21 E10 S2 E20 N22 W20 N1$ S1 E20 S16 E10
FOP=[YR=2021] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E13 N48$.

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	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2021	2021	3	99	405	
2	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	2021	2021	3	99	3,964	

LAND DESCRIPTION

TOTAL OB/XF 4,369

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/05/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS