



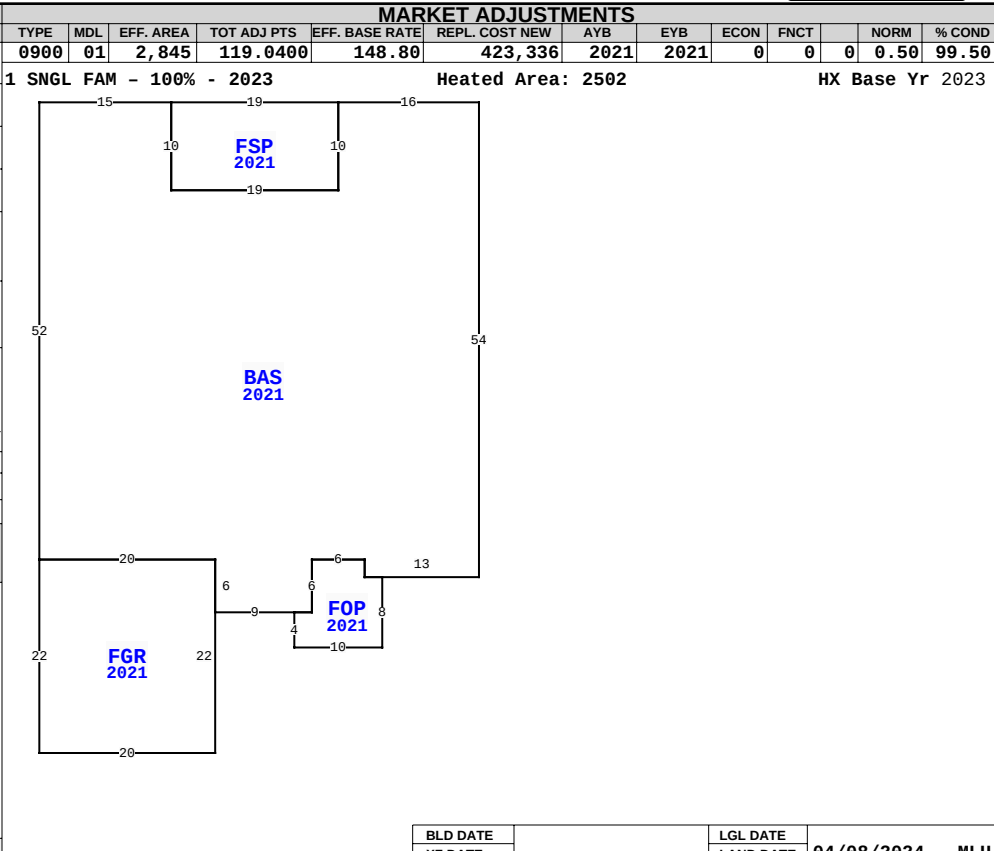
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,502	100	2,502	370,437
FGR	440	55	242	35,830
FOP	84	30	25	3,701
FSP	190	40	76	11,252
TOTALS	3,216		2,845	421,219

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	31	3	93.00	SF	6.50	6.50	100	2021	2021	3	99	598	
2	0811	CONCRETE B	0 100	0	0	544.00	SF	5.20	5.20	100	2021	2021	3	99	2,801	

LAND DESCRIPTION			TOTAL OB/XF 3,399													
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	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



35169 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				421,219	
TOTAL MARKET OB/XF VALUE				3,399	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				499,618	
SOH/AGL Deduction				59,292	
ASSESSED VALUE				440,326	
TOTAL EXEMPTION VALUE		VX HX HB		55,000	
BASE TAXABLE VALUE				385,326	
TOTAL JUST VALUE				499,618	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				470,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010110	CO ISSUED	0	03/26/2021
B2010110	NEW CONSTR	290,775	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/0826	4/15/2021	WD	Q	I	01	359,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HORTON LESLEY D & P						
2412/0576	11/18/2020	WD	U	V	30	70,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2021] W16 FSP=[YR=2021] W19 S10 E19 N10\$ S10 W19 N10 W15 S52 FGR=[YR=2021] S22 E20 N22 W20\$ E20 S6 E9 FOP=[YR=2021] S4 E10 N8 W2 N2 W6 S6 W2\$ E2 N6 E6 S2 E13 N54\$.						