

GRAY MORGAN W & MELISSA J
35153 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

26-2N-28-0557-0306-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
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 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	2,472	100	2,472	329,257
FGR	555	55	305	40,625
FOP	124	30	37	4,928
FPT	200	30	60	7,991
PTO	200	5	10	1,332
TOTALS	3,551		2,884	384,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,884	107.6300	134.54	388,013	2020	2020		0	0	1.00	99.00

1 SNGL FAM - 0% - 2023

Heated Area: 2472

HX Base Yr

The diagram illustrates the building's placement on a rectangular lot. The lot dimensions are 52 units wide by 60 units deep. A smaller rectangle indicates the building footprint, measuring approximately 25 units by 25 units. Various areas are labeled with blue text: 'BAS 2020' covers the main building area; 'PTO 2020' and 'FOP 2020' label specific sections at the top right; 'FGR 2020' labels a section at the bottom left. Dimensions like 25, 10, 20, 18, 14, 7, 4, 13, 4, 24, 21, and 23 are provided for different segments of the lot and building.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	384,133
TOTAL MARKET OB/XF VALUE	3,739
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	462,872
SOH/AGL Deduction	0
ASSESSED VALUE	462,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,872
TOTAL JUST VALUE	462,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,500

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/1000	3/01/2022	WD Q	I	01		487,000

GRANTOR: CANNAVINO ANTHONY J &
GRANTEE: GRAY MORGAN W & MEL
2412/0836 11/23/2020 WD Q I 01 351,500
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CANNAVINO ANTHONY J

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W20 S10 BAS=[YR=2020] W25 S52 FGR=[YR=2020] S23 E21 N1 FOP=[YR=2020] E24 N4 W13 N4 W7 S4 W4 S4\$ N4 E4 N18 W25\$ E25 S14 E7 S4 E13 N60 W20 N10\$ FOP=[YR=2020] S10 E20 N10 W20\$ E20 N10\$.

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/08/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS