



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2018	2,490	347,030
FGR	524	55	2018	288	40,139
FOP	39	30	2018	12	1,672
FSP	200	40	2021	80	11,149
FST	18	55	2018	10	1,394
TOTALS	3,271			2,880	401,384

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,880	108.8520	143.68	413,798	2018	2018	0	0	3.00	97.00
1 SNGL FAM - 100% - 2021 Heated Area: 2490 HX Base Yr 2021											
35109 MIMOSA PARKE PL, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		401,384	
TOTAL MARKET OB/XF VALUE		63,320	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		549,704	
SOH/AGL Deduction		157,555	
ASSESSED VALUE		392,149	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		341,427	
TOTAL JUST VALUE		549,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		521,718	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103149	SCRN ENCL	12,125	03/16/2021
B2010208	SWIM POOL	61,572	10/23/2020
C1803173	CO ISSUED	0	08/22/2018
B1803173	NEW CONSTR	327,083	03/28/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2356/0826	4/23/2020	WD	Q	I	01
GRANTOR: WOLTJER KATHERINE W					
GRANTEE: YOUNG DAVID W & JOS					
2344/1297	2/27/2020	FJ	U	I	11
GRANTOR: WOLTJER RODGER ORVAL					
GRANTEE: WOLTJER KATHERINE M					

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
1	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2018	2018	3
2	0911	SCRN RM A	0	100	45	27	1,215.00	SF	17.50	17.50	100	2021	2021	3
3	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	2021	2021	3
4	0855	CONC PAVER	0	100	0	0	837.00	SF	10.00	10.00	100	2021	2021	3
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3

BUILDING NOTES			

BUILDING DIMENSIONS
FSP=[YR=2021] W20 BAS=[YR=2018] W25 S52 FGR=[YR=2018] S23 E22
N4 FOP=[YR=2018] E11 N1 W2 N4 W7 S4 W2 S1\$ N1 E2 N18 W4
FST=[YR=2018] W6 S3 E6 N3\$ S3 W6 N3 W14\$ E24 S14 E7 S4 E14
N60 W20 N10\$ S10 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	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 63,320														