



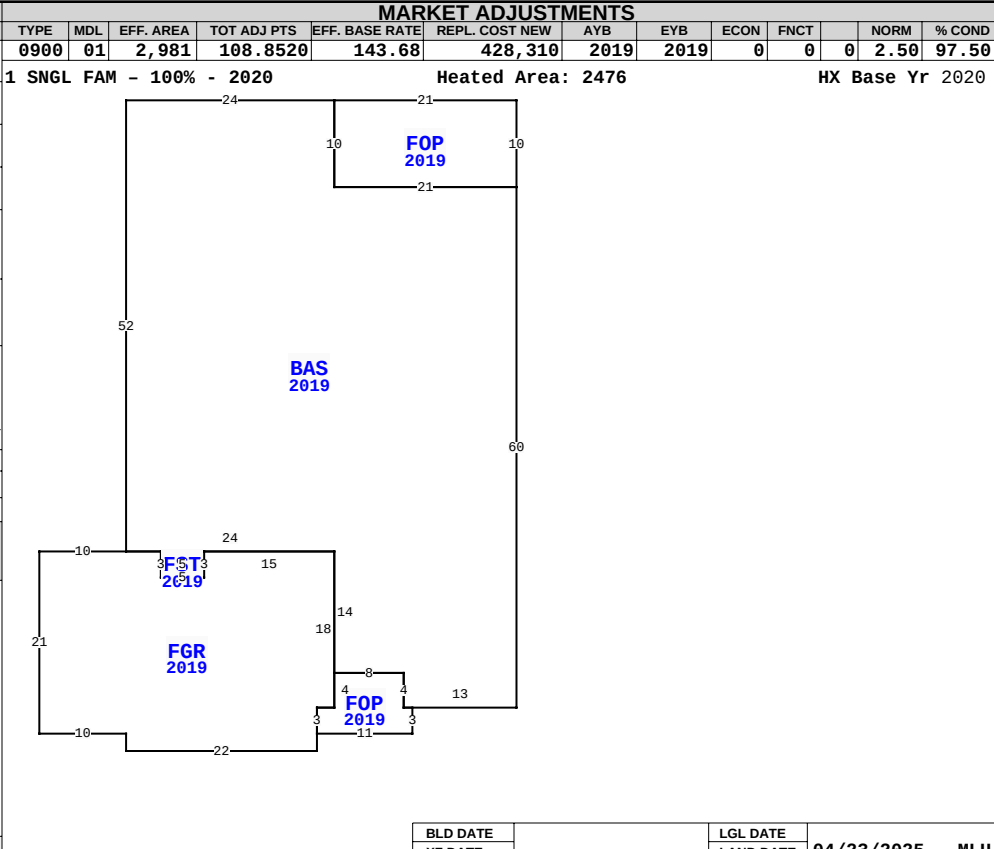
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,476	100	2019	2,476	346,858
FGR	752	55	2019	414	57,997
FOP	65	30	2019	20	2,802
FOP	210	30	2019	63	8,826
FST	15	55	2019	8	1,120
TOTALS	3,518			2,981	417,602

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	631.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



35100 MIMOSA PARKE PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/23/2025	MLU

TOTAL OB/XF											
											3,410

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										417,602	
TOTAL MARKET OB/XF VALUE										3,410	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										506,012	
SOH/AGL Deduction										177,252	
ASSESSED VALUE										328,760	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										278,038	
TOTAL JUST VALUE										506,012	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										475,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900223	CO ISSUED	0	05/31/2019
B1900223	NEW CONSTR	342,998	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2285/0681	6/25/2019	WD	Q	I	02	386,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MEARS BURLEIGH N II							
2164/1270	11/30/2017	WD	U	V	30	60,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2019] W21 BAS=[YR=2019] W24 S52 FGR=[YR=2019] W10 S21 E10 S2 E22 N2 FOP=[YR=2019] E11 N3 W1 N4 W8 S4 W2 S3\$ N3 E2 N18 W15 FST=[YR=2019] S3 W5 N3 E5\$ W9\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$.											