LOT 291
FLORA PARKE UNIT 6B PBK 8/283

STARRATT JOHN D JR/HAND TONYA D
35104 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0291-0000

BUILDING CHARACTERISTICS

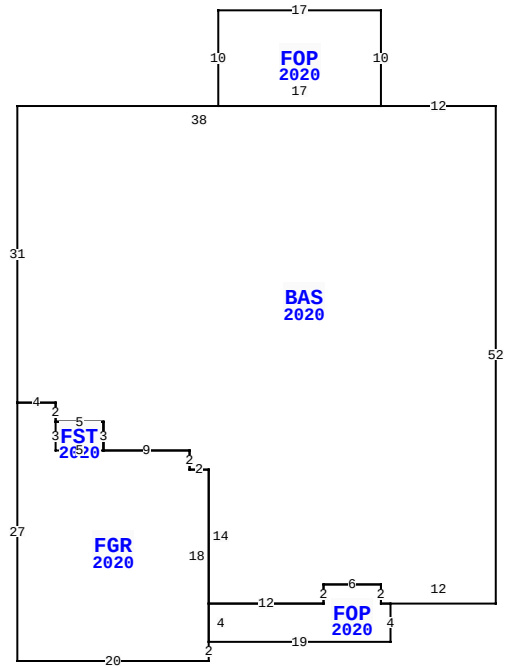
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,237	100	2020	2,237	320,535
FGR	471	55	2020	259	37,112
FOP	88	30	2020	26	3,725
FOP	170	30	2020	51	7,308
FST	15	55	2020	8	1,147
TOTALS	2,981			2,581	369,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	110.2080	145.47	375,458	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2237 HX Base Yr 2022



35104 MIMOSA PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,826
TOTAL MARKET OB/XF VALUE		10,129
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		464,955
SOH/AGL Deduction		109,067
ASSESSED VALUE		355,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,166
TOTAL JUST VALUE		464,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910922	CO ISSUED	0	02/20/2020
B1910922	NEW CONSTR	304,646	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1324	3/17/2021	WD	Q	I	01	375,000
GRANTOR: HOOVER JUSTIN R & AMY						
GRANTEE: STARRATT JOHN D JR						
2344/1195	3/04/2020	WD	Q	I	01	316,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOOVER JUSTIN R & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W17 S10 E17$ W38 S31 FGR=[YR=2020] S27 E20 N2 FOP=[YR=2020] E19 N4 W1 N2 W6 S2 W12 S4$ N18 W2 N2 W9 FST=[YR=2020] W5 N3 E5 S3$ N3 W5 N2 W4$ E4 S2 E5 S3 E9 S2E2 S14 E12 N2 E6 S2 E12 N52$.

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	100	15	3	45.00	SF	6.50	6.50	100	2020	2020	3	98	287	
2	0810	CONCRETE A	0	100	0	0	489.00	SF	6.50	6.50	100	2020	2020	3	98	3,115	
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2020	2020	3	95	2,554	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	100	2020	2020	3	90	3,888	

LAND DESCRIPTION

TOTAL OB/XF 10,129

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS