



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,020	113.1600	149.37	451,097	2021	2021	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2472													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY												
Interior Floo	11	CLAY TILE 100															BUILDING MARKET VALUE 446,586												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 18,502												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 85,000												
Bedrooms		3 100															TOTAL MARKET VALUE 550,088												
Bathrooms		2.5 100															SOH/AGL Deduction 114,906												
Frame	02	WOOD FRAME 100															ASSESSED VALUE 435,182												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Units	0	0 100															BASE TAXABLE VALUE 384,460												
Occupancy	00	NONE 100															TOTAL JUST VALUE 550,088												
Quality 03 Quality Level 03			NCON VALUE 0																										
DOR CODE 0100 SINGLE FAMILY			INCOME VALUE																										
MAP NUM			MKT AREA			04			PREVIOUS YEAR MKT VALUE 519,084																				
NEIGHBORHOOD/LOC 4041.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,472	100	2021	2,472	365,551																								
FGR	765	55	2021	421	62,256																								
FOP	100	30	2021	30	4,436																								
FOP	200	30	2021	60	8,872																								
PTO	740	5	2022	37	5,472																								
TOTALS	4,277			3,020	446,586																								
EXTRA FEATURES						35121 MIMOSA PARKE PL, FERNANDINA BEACH																							
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	13 3	39.00	SF	6.50	6.50	100	2021	2021	3	99	251															
2	0811	CONCRETE B	0 100	0 0	812.00	SF	5.20	5.20	100	2021	2021	3	99	4,180															
3	0911	SCRN RM A	0 100	0 0	740.00	SF	17.50	17.50	100	2022	2022	3	93	12,044															
4	0810	CONCRETE A	0 100	0 0	315.00	SF	6.50	6.50	100	2022	2022	3	99	2,027															
LAND DESCRIPTION																		TOTAL OB/XF 18,502											
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	RES POND	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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													