LOT 294
FLORA PARKE UNIT 7B OR 2344/24

SCHIANO RICHARD A & INGRID
35124 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0294-0000

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		4 100
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

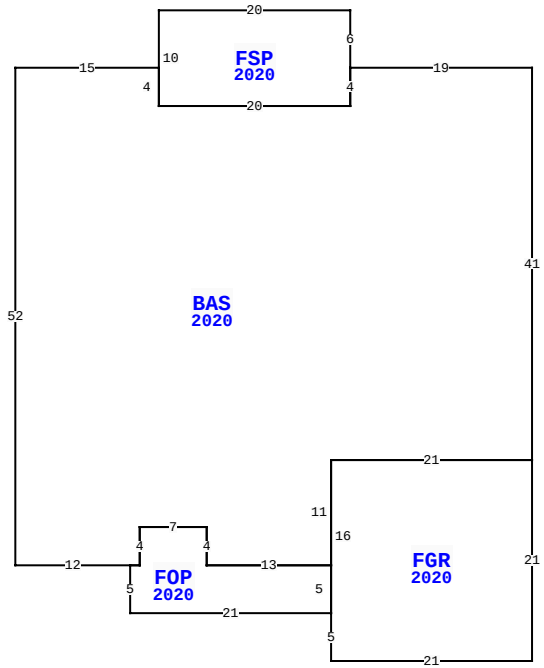
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,469	100	2020	2,469	356,866
FGR	441	55	2020	243	35,123
FOP	133	30	2020	40	5,782
FSP	200	40	2020	80	11,563
TOTALS	3,243			2,832	409,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,832	111.1680	146.74	415,568	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2469 HX Base Yr 2021



35124 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		409,334
TOTAL MARKET OB/XF VALUE		3,924
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		498,258
SOH/AGL Deduction		243,726
ASSESSED VALUE		254,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,810
TOTAL JUST VALUE		498,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002455	CO ISSUED	0	08/12/2020
B2002455	NEW CONSTR	330,688	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0649	9/25/2020	WD	Q	I	01	356,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHIANO RICHARD A &						
2365/1036	6/01/2020	WD	U	V	30	66,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FSP=[YR=2020] N6 W20 S10 E20 N4$ S4 W20 N4 W15 S52 E12 FOP=[YR=2020] S5 E21 FGR=[YR=2020] S5 E21 N21 W21 S16$ N5 W13 N4 W7 S4 W1$ E1 N4 E7 S4 E13 N11 E21 N41$.

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	24	3	72.00	SF	6.50	6.50	100	2020	2020	3	98	459	
2	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50	6.50	100	2020	2020	3	98	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,924

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 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS