LOT 295
FLORA PARKE UNIT 7B OR 2344/24

**CRITE ROBERT B & WILMA F**
35132 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0557-0295-0000**

## BUILDING CHARACTERISTICS

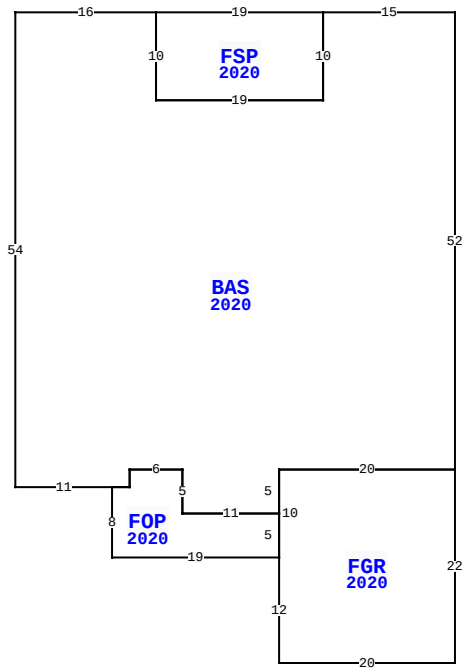
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,491 | 100 | 2020 | 2,491 | 363,163 |
| FGR | 440 | 55 | 2020 | 242 | 35,281 |
| FOP | 131 | 30 | 2020 | 39 | 5,685 |
| FSP | 190 | 40 | 2020 | 76 | 11,080 |
| TOTALS | 3,252 | | | 2,848 | 415,209 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,848 | 112.1280 | 148.01 | 421,532 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2491 HX Base Yr




35132 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 | | 415,209 |
| TOTAL MARKET OB/XF VALUE | | 3,949 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 504,158 |
| SOH/AGL Deduction | | 31,133 |
| ASSESSED VALUE | | 473,025 |
| TOTAL EXEMPTION VALUE | 13 | 473,025 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 504,158 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 474,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004507 | BATH REMODEL | 30,000 | 03/23/2022 |
| C202258 | NEW CONSTR | 334,737 | 08/31/2020 |
| B202258 | NEW CONSTR | 334,737 | 04/16/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2393/0191 | 9/15/2020 | WD | Q | I | 01 | 355,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: CRITE ROBERT B & WI | | | | | | |
| 2362/0783 | 5/15/2020 | WD | U | V | 30 | 66,500 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2020] W19 S10 E19 N10$ S10 W19 N10 W16 S54 E11 FOP=[YR=2020] S8 E19 FGR=[YR=2020] S12 E20 N22 W20 S10$ N5 W11 N5 W6 S2 W2$ E2 N2 E6 S5 E11 N5 E20 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 | 28 | 3 | 84.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 98 | 535 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 536.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 98 | 3,414 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,949

| 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