LOT 296
FLORA PARKE UNIT 7B OR 2344/24

GRADY-FOSTER KELLY A/FOSTER MELINDA A
35140 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0296-0000

BUILDING CHARACTERISTICS

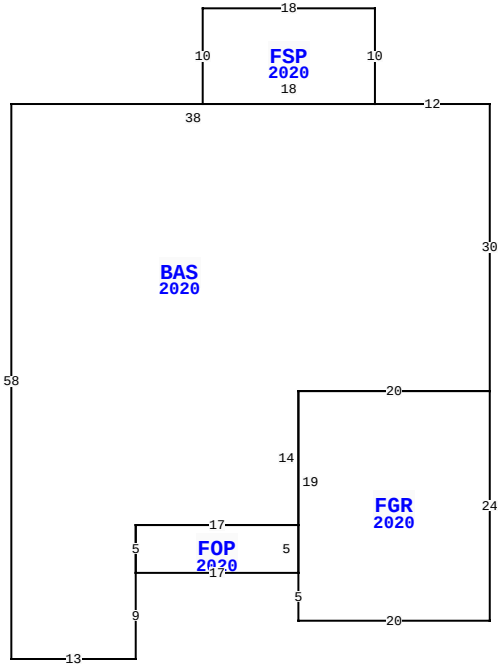
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,102	100	2020	2,102	293,862
FGR	480	55	2020	264	36,908
FOP	85	30	2020	26	3,635
FSP	180	40	2020	72	10,066
TOTALS	2,847			2,464	344,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	107.5200	141.93	349,716	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2102 HX Base Yr 2022



35140 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		344,470
TOTAL MARKET OB/XF VALUE		4,115
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		433,585
SOH/AGL Deduction		100,395
ASSESSED VALUE		333,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,468
TOTAL JUST VALUE		433,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203746	CO ISSUED	0	10/12/2020
B203746	NEW CONSTR	287,953	05/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/1170	7/02/2021	WD	Q	I	01	400,000
GRANTOR: MOLUMBY STEPHEN J & J						
GRANTEE: GRADY-FOSTER KELLY						
2402/0561	10/20/2020	WD	Q	I	01	324,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOLUMBY STEPHEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] N10 W18 S10 E18$ W38 S58 E13 N9 FOP=[YR=2020] E17 FGR=[YR=2020] S5 E20 N24 W20 S19$ N5 W17 S5$ N5 E17 N14 E20 N30$.

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	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	98	420	
2	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2020	2020	3	98	3,695	

LAND DESCRIPTION

TOTAL OB/XF 4,115

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