LOT 299
FLORA PARKE UNIT 7B OR 2344/24

VICHROSKI PAUL E/SPARHAWK DENISE G
35164 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0299-0000

BUILDING CHARACTERISTICS

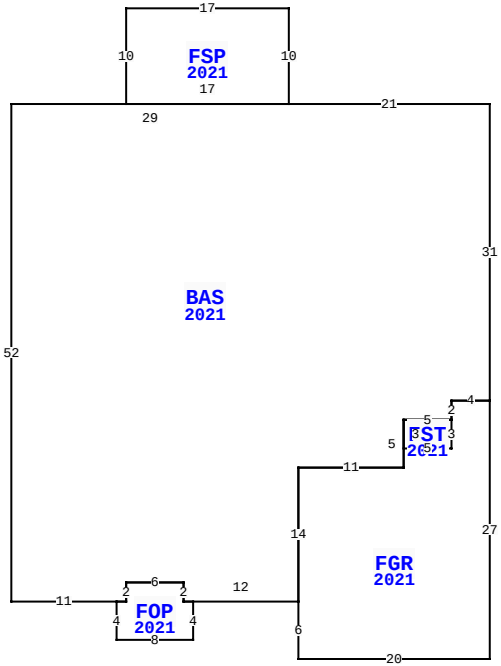
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,255	100	2021	2,255	328,438
FGR	453	55	2021	249	36,267
FOP	44	30	2021	13	1,894
FSP	170	40	2021	68	9,904
FST	15	55	2021	8	1,165
TOTALS	2,937			2,593	377,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,593	111.4560	147.12	381,482	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2255 HX Base Yr 2022



35164 MIMOSA PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,667
TOTAL MARKET OB/XF VALUE		3,906
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		466,573
SOH/AGL Deduction		109,846
ASSESSED VALUE		356,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,005
TOTAL JUST VALUE		466,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101308	CO ISSUED	0	09/09/2021
B2101308	NEW CONSTR	307,186	02/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1578	9/10/2021	WD	Q	I	01	363,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VICHROSKI PAUL E &						
2398/0320	9/30/2020	WD	U	V	30	286,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] N10 W17 S10 E17$ W29 S52 E11 FOP=[YR=2021] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E12 FGR=[YR=2021] S6 E20 N27 W4 S2 FST=[YR=2021] S3 W5 N3 E5$ W5 S5 W11 S14$ N14 E11 N5 E5 N2 E4 N31$.

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	0	0	607.00	SF	6.50	6.50	100	2021	2021	3	99	3,906	

LAND DESCRIPTION

TOTAL OB/XF 3,906

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 01/07/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS