LOT 300
FLORA PARKE UNIT 7B OR 2344/24

KANE THOMAS M & KATHERINE E L/E/
35172 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0300-0000

BUILDING CHARACTERISTICS

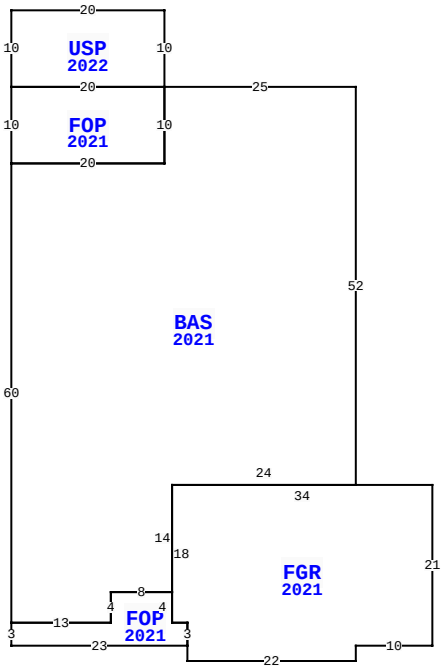
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,486	100	2021	2,486	348,202
FGR	752	55	2021	414	57,987
FOP	101	30	2021	30	4,202
FOP	200	30	2021	60	8,404
USP	200	30	2022	60	8,404
TOTALS	3,739			3,050	427,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,050	107.1800	141.48	431,514	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2486 HX Base Yr 2022



35172 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		427,199
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		517,299
SOH/AGL Deduction		117,853
ASSESSED VALUE		399,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,724
TOTAL JUST VALUE		517,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005634	ADDITION	15,658	04/12/2022
C2010688	CO ISSUED	0	04/20/2021
B2010688	NEW CONSTR	347,697	11/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1734	5/24/2023	LE	U	I	11	100
GRANTOR: KANE THOMAS & KATHERI						
GRANTEE: KANE RICHARD S						
2458/1617	4/29/2021	WD	Q	I	01	375,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KANE THOMAS M & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 USP=[YR=2022] N10 W20 S10 FOP=[YR=2021] S10 E20 N10 W20$ E20$ S10 W20 S60 FOP=[YR=2021] S3 E23 FGR=[YR=2021] S2 E22 N2 E10 N21 W34 S18 E2 S3$ N3 W2 N4 W8 S4 W13$ E13 N4 E8 N14 E24 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	13	3	39.00	SF	6.50	6.50	100	2021	2021	3	99	251	
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2021	2021	3	99	4,057	
3	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2022	2022	3	99	792	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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 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