LOT 301
FLORA PARKE UNIT 7B OR 2344/24

KARLSSON FRANK B & MELINDA E
35180 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0301-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

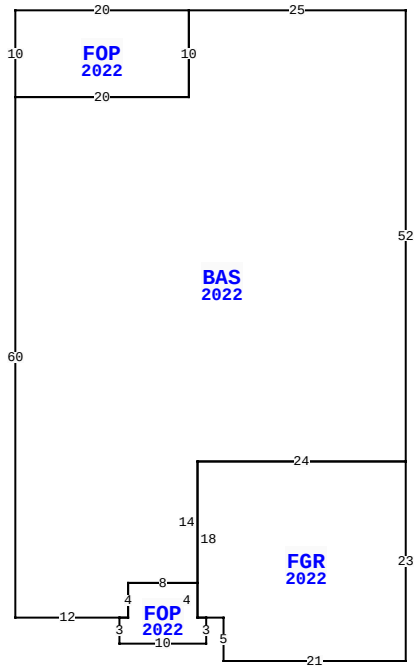
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2022	2,486	359,410
FGR	537	55	2022	295	42,650
FOP	62	30	2022	19	2,747
FOP	200	30	2022	60	8,674
TOTALS	3,285			2,860	413,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,860	110.0740	145.30	415,558	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2486 HX Base Yr 2023



35180 MIMOSA PARKE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,480
TOTAL MARKET OB/XF VALUE		72,005
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		570,485
SOH/AGL Deduction		29,708
ASSESSED VALUE		540,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		490,055
TOTAL JUST VALUE		570,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007876	SCRN ENCL	26,411	06/20/2023
B230004792	INGROUND POOL	52,000	04/13/2023
B2105908	CO ISSUED	0	03/07/2022
B2105908	NEW CONSTR	358,061	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0838	3/11/2022	WD	Q	I	01	444,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KARLSSON FRANK B &						
2475/0066	6/22/2021	WD	U	V	30	75,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W20 S10 E20 N10$ S10 W20 S60 E12 FOP=[YR=2022] S3 E10 N3 FGR=[YR=2022] E2 S5 E21 N23 W24 S18 E1$ W1 N4 W8 S4 W1$ E1 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	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	100	2024	2023		100	5,750	
2	0912	SCRN RM G	0	100	0	0	1,305.00	SF	20.00	20.00	100	2024	2023		97	25,317	
3	0861	POOL GUNIT	0	100	0	0	354.00	SF	85.00	85.00	100	2024	2023		98	29,488	
4	0855	CONC PAVER	0	100	0	0	951.00	SF	10.00	10.00	100	2024	2023		100	9,510	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 72,005

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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS