

PERKINS ELISABETH A & NICHOLAS
35185 MIMOSA PARKE PLACE
FERNANDINA BEACH, FL 32034

26-2N-28-0557-0302-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	31	HARDIE BRD 100										0900	01	2,568	107.5200	141.93	364,476	2022	2022	0	0	0	0.50	99.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100										1 SNGL FAM - 100% - 2023										Heated Area: 2102										HX Base Yr 2023									
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	2022	2,102	296,845																																				
FGR	690	55	2022	380	53,663																																				
FOP	105	30	2022	32	4,519																																				
FOP	180	30	2022	54	7,626																																				
TOTALS		3,077			2,568	362,654																																			
EXTRA FEATURES										35185 MIMOSA PARKE PL, FERNANDINA BEACH																															
L N	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	0811	CONCRETE B	0 100	0	0	876.00	SF	5.20	5.20	100	2022	2022	3	99	4,510																										
2	0462	ST/AL FNC	0 100	192	0	768.00	SF	10.00	10.00	100	2022	2022	3	95	7,296																										
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588																										
TOTAL OB/XF 12,394																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000134	C	RES POND	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 07/26/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																									