



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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
BAS	2,502	100	2021
FGR	440	55	2021
FOP	84	30	2021
FSP	190	40	2021
TOTALS	3,216		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,845	119.0400	157.13	447,035	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2023 Heated Area: 2502 HX Base Yr 2023

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			442,565
TOTAL MARKET OB/XF VALUE			3,399
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			530,964
SOH/AGL Deduction			77,869
ASSESSED VALUE			453,095
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			397,373
TOTAL JUST VALUE			530,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010110	CO ISSUED	0	03/26/2021
B2010110	NEW CONSTR	290,775	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0826	4/15/2021	WD Q	Q	I	01	359,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HORTON LESLEY D & P						
2412/0576	11/18/2020	WD U	V		30	70,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES	
35169 MIMOSA PARKE PL, FERNANDINA BEACH	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FSP=[YR=2021] W19 S10 E19 N10\$ S10 W19	
N10 W15 S52 FGR=[YR=2021] S22 E20 N22 W20\$ E20 S6 E9	
FOP=[YR=2021] S4 E10 N8 W2 N2 W6 S6 W2\$ E2 N6 E6 S2 E13 N54\$	

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	0810	CONCRETE A	0	100	31	3		93.00	SF	6.50	6.50	100	2021	2021	3	99	598	
2	0811	CONCRETE B	0	100	0	0		544.00	SF	5.20	5.20	100	2021	2021	3	99	2,801	
<b>TOTAL OB/XF</b>															3,399			

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							