LOT 306
FLORA PARKE UNIT 7B OR 2344/24

GRAY MORGAN W & MELISSA J
35153 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0306-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

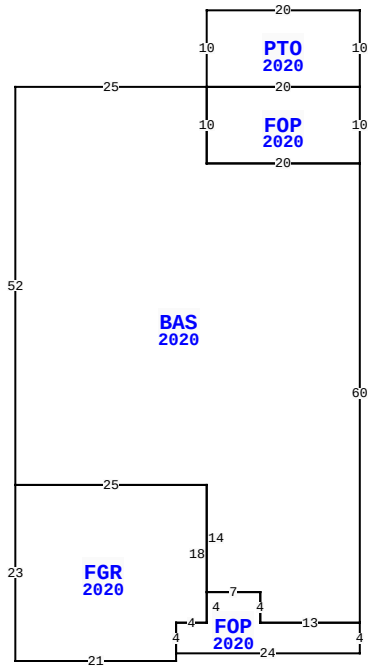
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,472	100	2020	2,472	345,929
FGR	555	55	2020	305	42,681
FOP	124	30	2020	37	5,178
FOP	200	30	2020	60	8,396
PTO	200	5	2020	10	1,400
TOTALS	3,551			2,884	403,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,884	107.6300	142.07	409,730	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 2472 HX Base Yr



35153 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	403,584
TOTAL MARKET OB/XF VALUE	3,701
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	492,285
SOH/AGL Deduction	0
ASSESSED VALUE	492,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,285
TOTAL JUST VALUE	492,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203714	CO ISSUED	0	11/16/2020
B203714	NEW CONSTR	336,805	05/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1000	3/01/2022	WD	Q	I	01	487,000
GRANTOR: CANNAVINO ANTHONY J &						
GRANTEE: GRAY MORGAN W & MEL						
2412/0836	11/23/2020	WD	Q	I	01	351,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CANNAVINO ANTHONY J						

BUILDING NOTES

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	0	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	98	229	
2	0810	CONCRETE A	0	0	0	0	545.00	SF	6.50	6.50	100	2020	2020	3	98	3,472	

BUILDING DIMENSIONS

PTO=[YR=2020] W20 S10 BAS=[YR=2020] W25 S52 FGR=[YR=2020] S23 E21 N1 FOP=[YR=2020] E24 N4 W13 N4 W7 S4 W4 S4$ N4 E4 N18 W25$ E25 S14 E7 S4 E13 N60 W20 N10$ FOP=[YR=2020] S10 E20 N10 W20$ E20 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,701

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/08/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS