LOT 297
FLORA PARKE UNIT 7B OR 2344/24

VAN DER MERWE ALEXANDRA ANN & ERNST KURT
35148 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0557-0297-0000

BUILDING CHARACTERISTICS

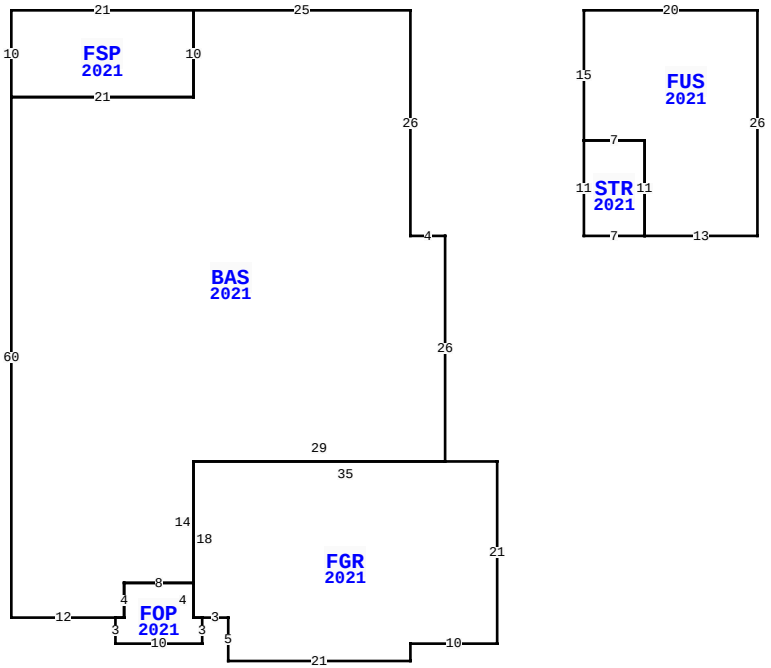
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,632	100	2021	2,632	326,917
FGR	765	55	2021	421	52,292
FOP	62	30	2021	19	2,360
FSP	210	40	2021	84	10,433
FUS	443	100	2021	443	55,024
STR	77	10	2021	8	994
TOTALS	4,189			3,607	448,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,607	90.7200	126.10	454,843	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 3075 HX Base Yr 2022



35148 MIMOSA PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	448,020
TOTAL MARKET OB/XF VALUE	50,000
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	583,020
SOH/AGL Deduction	109,297
ASSESSED VALUE	473,723
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	422,312
TOTAL JUST VALUE	583,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107482	FIBERGLAS SWIM PO	58,000	08/03/2021
C2009553	CO ISSUED	0	02/19/2021
B2009553	NEW CONSTR	420,588	10/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2873/1126	6/05/2026	WD	Q	I	01	699,900
GRANTOR: VACIRCA FRANK S & SUZ						
GRANTEE: VAN DER MERWE ALEXA						
2754/1252	11/22/2024	QC	U	I	11	100
GRANTOR: VACIRCA FRANK S & SUZ						
GRANTEE: VACIRCA FRANK S & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 FSP=[YR=2021] W21 S10 E21 N10$ S10 W21 S60 E12 FOP=[YR=2021] S3 E10 N3 FGR=[YR=2021] E3 S5 E21 N2 E10 N21 W35 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E29 N26 W4 N26$ PTR= E20 FUS=[YR=2021] E20 S26 W13 STR=[YR=2021] W7 N11 E7 S11$ N11 W7 N15$ W20 $.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

TOTAL OB/XF 50,000

LAND DESCRIPTION

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS