LOT 303
FLORA PARKE UNIT 7B OR 2344/24

LUNDY PATRICK R
35177 MIMOSA PARKE PL
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0557-0303-0000

BUILDING CHARACTERISTICS

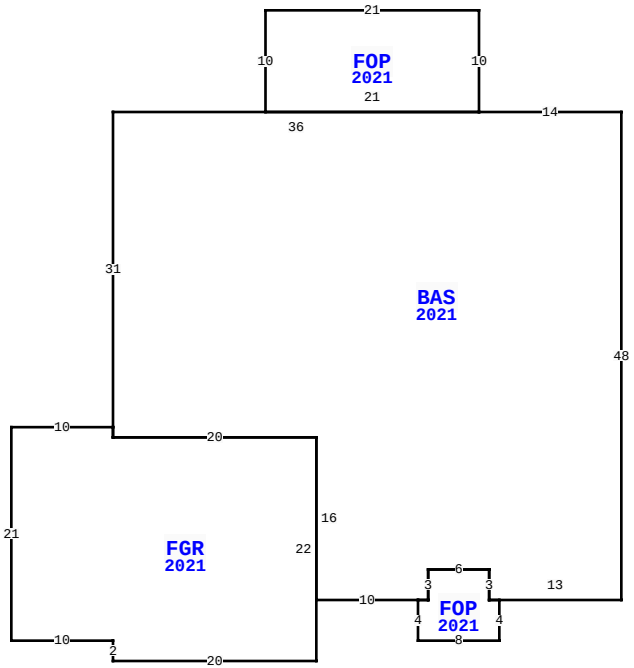
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,062	100	2021	2,062	265,867
FGR	650	55	2021	358	46,159
FOP	50	30	2021	15	1,935
FOP	210	30	2021	63	8,123
TOTALS	2,972			2,498	322,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	94.1760	130.90	326,988	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2025 Heated Area: 2062 HX Base Yr 2025



35177 MIMOSA PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,083
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		407,083
SOH/AGL Deduction		0
ASSESSED VALUE		407,083
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,672
TOTAL JUST VALUE		407,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108014	CO ISSUED	310,629	01/25/2022
B2108014	NEW CONSTR	310,629	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1530	7/11/2024	FJ	U	I	11	0
GRANTOR: LUNDY PATIA C EST						
GRANTEE: LUNDY PATRICK R						
2534/1905	1/31/2022	WD	Q	I	01	416,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LUNDY PATIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] N10 W21 S10 E21$ W36 S31
FGR=[YR=2021] W10 S21 E10 S2 E20 N22 W20 N1$ S1 E20 S16 E10
FOP=[YR=2021] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E13 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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