

MCRAE JAMES S JR & REBECCA L/E/
3 RED CEDAR RD
FERNANDINA BEACH, FL 32034

01-6N-29-030B-0022-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall14WD SHINGLE 100

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor12HARDWOOD 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3.5100

Frame02WOOD FRAME 100

Stories2.2.100

Units0100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA10

NEIGHBORHOOD/LOC10001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3,0431003,043485,080

FGR6805537459,619

FOP17230528,289

FSP2564010216,259

FUS1,4521001,452231,461

UAT878108814,028

UOP28206957

UOP8420172,710

UOP12620253,985

UOP15020304,782

TOTALS7,3055,276841,039

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200120013861,720

20812CONCRETE C0100002,970.00SF4.004.00100200120013829,742

30825BRICK010000384.00SF12.5012.50100200120013954,560

40810CONCRETE A01000020.00SF6.506.5010020012001382107

50825BRICK01000062.00SF12.5012.5010020012001395736

60504FP-ELECTRI0100001.00UT2,000.002,000.00100200120013861,720

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPED TDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR100RS-10.000.001.00LT1.001.001.00450,000.00450,000.00450,000

REVIEW DATE11/01/2019BY DJATotal Acres: 0.00Total Land Value: 450,000Market: 0Agricultural: 0Common: 450,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0500115,276124.9915178.11939,708200120010010.5089.50

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE841,039

TOTAL MARKET OB/XF VALUE18,585

TOTAL LAND VALUE - MARKET450,000

TOTAL MARKET VALUE1,309,624

SOH/AGL Deduction510,377

ASSESSED VALUE799,247

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE749,247

TOTAL JUST VALUE1,309,624

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,087,937

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSNCDSALE PRICE

2385/08988/19/2020LEUII11100

GRANTOR:MCRAE JAMES S & REBEC

GRANTEE:MCRAE JAMES S III &

1863/09406/20/2013WDQII02945,300

GRANTOR:LANIER LAKOTA R

GRANTEE:MCRAE JAMES S & REB

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W14 S9 FGR=[YR=2001] W10 S21 FSP=[YR=2001] W11 S2 UOP=[YR=2001] W6 S11 W1 S2 W15 BAS=[YR=2001] U5 L5 W7 L5 D5 S16 W7 L5 D5 S9 D5 R5 E7 S4 W2 S6 E2 S4 E4 S2 E7 N2 E4 FOP=[YR=2001] S6 E3 FOP=[YR=2001] S4 E7 N4 W7 \$ E7 N2 E14 N8 W14 S4 W10 \$ E10 N4 E14 N13 E6 S2 E19 N10UOP=[YR=2001] E6 N14 W6 S14 \$ N14 E10 N15 W16 N2 W4 S8 W15 S5 W22N6 \$ S6 E22 N19 \$\$S14 E15 N8 E2 N8 W6 \$ E6 S8 E2 S2 E16 N31 W14 \$ E14 N9 \$ PTR= E20UOP=[YR=2001] U6 R6 E7 FUS=[YR=2001] N6 E6 N3 E33 S15 E6 S7 W6 S15 UOP=[YR=2001] E1 S10 W15 N10 E14 \$ W14 N11 W5 S11 W4 S5 W8 N5 W8 N28 \$ S20 W7 L6 U6 N8 \$ W20 \$ PTR= N15 UAT=[YR=2001] N6 E7 N18 W21 S4 W25 S14 E14 S6 E25 \$ S15 \$.