

LOT 28
IN OR 1651/1349
SEA MARSH VLG UNIT 1 PB 4/11

SHOFF CYNTHIA K TRUSTEE
7 RED MAPLE RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

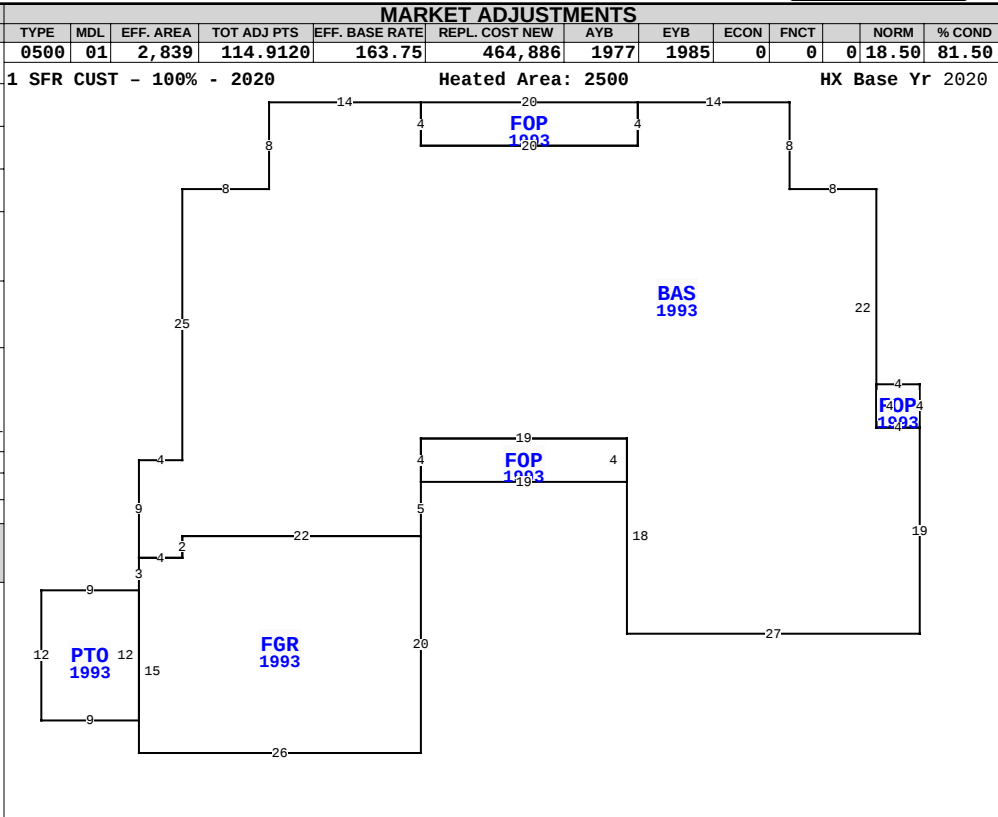
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	333,641
FGR	512	55	282	37,635
FOP	16	30	5	667
FOP	76	30	23	3,069
FOP	80	30	24	3,203
PTO	108	5	5	667

TOTALS	3,292		2,839	378,882
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0504	FP-ELECTRI	0 100	0 0
2	0858	SCULP CONC	0 100	0 0
3	0803	ASPHALT C	0 100	0 0
4	0858	SCULP CONC	0 100	0 0
5	0446	BOX FNC 6'	0 100	0 0
6	0445	BOX FNC 5'	0 100	0 0

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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	42	840	
2	0858	SCULP CONC	0 100	0 0	302.00	SF	13.00	13.00	100	1977	1977	3	70.5	2,768	
3	0803	ASPHALT C	0 100	0 0	3,499.00	SF	2.00	2.00	100	1977	1977	3	50	3,499	
4	0858	SCULP CONC	0 100	0 0	707.00	SF	13.00	13.00	100	1977	1977	3	70.5	6,480	
5	0446	BOX FNC 6'	0 100	0 0	30.00	LF	20.00	20.00	100	1977	1977	3	20	120	
6	0445	BOX FNC 5'	0 100	0 0	36.00	LF	8.10	8.10	100	1977	1977	3	20	58	

LAND DESCRIPTION										TOTAL OB/XF 13,765														
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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							
TOTAL ADJUSTMENTS AND TOTALS																								



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

7 RED MAPLE RD, FERNANDINA BEACH														
----------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY															PAGE 1 of 1	5
VALUATION SUMMARY															STANDARD	
VALUATION BY															Tax Group: 5	
BUILDING MARKET VALUE															Tax Dist:	
TOTAL MARKET OB/XF VALUE															378,882	
TOTAL LAND VALUE - MARKET															13,765	
TOTAL MARKET VALUE															600,000	
SOH/AGL Deduction															432,397	
ASSESSED VALUE															560,250	
TOTAL EXEMPTION VALUE															50,000	
BASE TAXABLE VALUE															510,250	
TOTAL JUST VALUE															992,647	
NCON VALUE															0	
INCOME VALUE															0	
PREVIOUS YEAR MKT VALUE															688,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8741	REPAIR/RRF	6,800	03/11/1993
BP 3934	N/A	7,020	03/10/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1651/1349	12/07/2009	QC	U	I	30	104,500	
GRANTOR: SHOFF CLIFFORD D & CY							
GRANTEE: SHOFF CYNTHIA K TRU							
1618/0417	4/29/2009	QC	U	I	11	209,000	
GRANTOR: SHOFF CYNTHIA K TRUST							
GRANTEE: SHOFF CLIFFORD D &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W8 N8 W14 FOP=[YR=1993] W20 S4 E20 N4\$ S4 W20 N4 W14 S8 W8 S25 W4 S9 FGR=[YR=1993] S3 PTO=[YR=1993] W9 S12 E9 N12\$ S15 E26 N20 W22 S2 W4\$ E4 N2 E22 N5 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S18 E27 N19 FOP=[YR=1993] N4 W4 S4 E4\$ W4 N22\$.									