

LOT 29
IN OR 2222/1375
SEA MARSH VILLAGE 1 PB 4/11

BISCHOFF DOUGLAS K & CONNIE M
5 RED MAPLE ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0029-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5														
Exterior Wall	16	WD FR STUC 90	0500	01	3,831	122.3370	174.33	667,858	1987	2009	0	0	0	6.50	93.50	VALUATION SUMMARY													
Exterior Wall	12	CEDAR 10	1 SFR CUST - 100% - 2019													Heated Area: 3366													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2019													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 90																											
Interior Wall	08	DECORATIVE 10																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
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	2,768	100	2,768	451,180																									
FGR	688	55	378	61,614																									
FSP	182	40	73	11,899																									
FUS	598	100	598	97,473																									
STP	16	10	2	326																									
UOP	60	20	12	1,956																									
TOTALS	4,312		3,831	624,447																									
EXTRA FEATURES															5 RED MAPLE RD, FERNANDINA BEACH														
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	1987	1987	3	64	1,280													
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	1987	1987	3	20	160													
3	0855	CONC PAVER	0	100	0	0	2,624.00	SF	7.00	7.00	100	2017	2017	3	97	17,817													
4	1126	CB/STC 8"	0	100	21	5	105.00	SF	8.00	8.00	100	1987	1987	3	54.5	458													
5	0445	BOX FNC 5'	0	100	0	0	21.00	LF	8.10	8.10	100	1987	1987	3	20	34													
6	0820	WOOD WALK	0	100	47	4	188.00	SF	11.75	11.75	100	1987	1987	3	40	884													
7	0446	BOX FNC 6'	0	100	0	0	59.00	LF	20.00	20.00	100	1994	1994	3	20	236													
8	1126	CB/STC 8"	0	100	0	0	60.00	SF	8.00	8.00	100	1994	1994	3	70	336													
9	1242	WD DECK A	0	100	0	0	358.00	SF	10.00	10.00	100	1994	1994	3	20	716													
10	1242	WD DECK A	0	100	0	0	157.00	SF	10.00	10.00	100	1998	1998	3	20	314													
LAND DESCRIPTION															TOTAL OB/XF 22,235														
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												
REVIEW DATE 11/28/2018 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																													