



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD\$ Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,129	100	2,129	178,048
DCK	168	10	17	1,422
DCK	236	10	24	2,007
FGR	575	55	316	26,427
FOP	36	30	11	920
FOP	128	30	38	3,178
UOP	96	20	19	1,589
TOTALS	3,368		2,554	213,591

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	18	5	90.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	1,759.00	SF	5.20
4	0446	BOX FNC 6'	0	100	0	0	28.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	2,554	103.2480	154.87	395,538	1981	1981	0	0	25	21.00	54.00
1 SFR CUST - 100% - 2017 Heated Area: 2129 HX Base Yr 2017												
3 RED MAPLE RD, FERNANDINA BEACH												
BLD DATE: 05/07/2024 MLU												

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	1981	1981	3	49	980	
2	0810	CONCRETE A	0	100	18	5	90.00	SF	6.50	6.50	100	1981	1981	3	35	205	
3	0811	CONCRETE B	0	100	0	0	1,759.00	SF	5.20	5.20	100	1981	1981	3	35	3,201	
4	0446	BOX FNC 6'	0	100	0	0	28.00	LF	20.00	20.00	100	1995	1995	3	20	112	

TOTAL OB/XF												
4,498												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		213,591	
TOTAL MARKET OB/XF VALUE		4,498	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		868,089	
SOH/AGL Deduction		423,193	
ASSESSED VALUE		444,896	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		394,896	
TOTAL JUST VALUE		868,089	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		775,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	7/12/2016	CN	Q	I	02
GRANTOR: BRESLIN DOROTHY B LIV					
GRANTEE: DICKINSON CHRIS					
1502/1013	5/31/2007	QC	U	I	01
GRANTOR: HURLEY JOHN E & NANCY					
GRANTEE: BRESLIN DOROTHY B T					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W5 DCK=[YR=2009] N4 W16 U4 L4 W8 D4 L4 W15 S4 E15 UOP=[YR=1993] S6 E16 N6 W16\$ E32\$ W16 S6 W16 N6 W22 S21 E4 S22 DCK=[YR=2009] W8 S9 W4 S12 E8 FGR=[YR=1993] S11 E25 N23 W17 FOP=[YR=1993] N9W4S9E4\$ W8 S12\$ N12 E4 N9 \$E4 S9 E14 N15 FOP=[YR=1993] E16 N8 W16 S8\$ N8 E16 S8 E21 N37\$.									