LOT 22
CEDAR POINT UNIT 2 PB 4/107

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

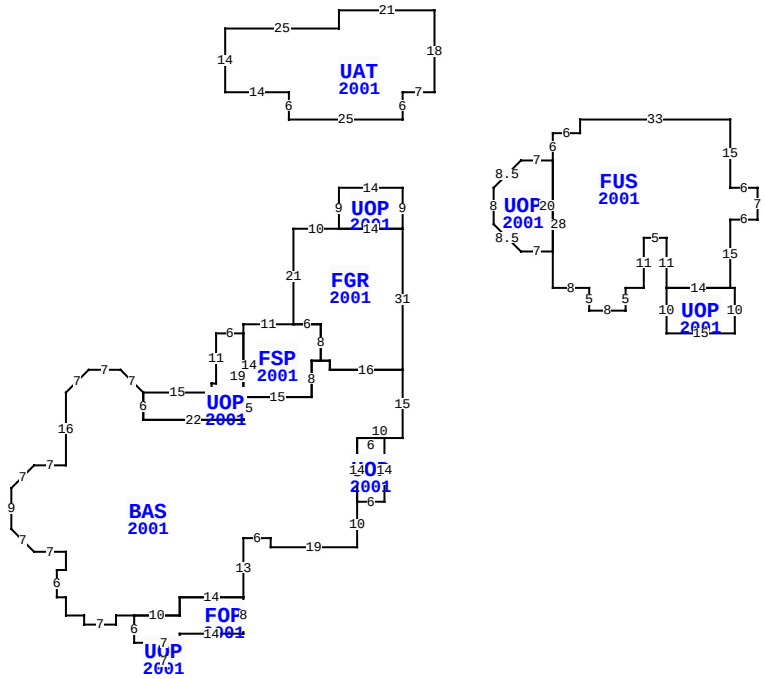
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,043	100	2001	3,043	531,851
FGR	680	55	2001	374	65,367
FOP	172	30	2001	52	9,088
FSP	256	40	2001	102	17,827
FUS	1,452	100	2001	1,452	253,778
UAT	878	10	2001	88	15,380
UOP	28	20	2001	6	1,049
UOP	84	20	2001	17	2,971
UOP	126	20	2001	25	4,369
UOP	150	20	2001	30	5,244
TOTALS	7,305			5,276	922,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,276	124.9915	197.49	1,041,957	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2014 Heated Area: 4495 HX Base Yr 2014



** This building has 12 Sub-Areas

3 RED CEDAR RD, FERNANDINA BEACH

BLD DATE	10/18/2010 KK	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		922,132
TOTAL MARKET OB/XF VALUE		18,089
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,440,221
SOH/AGL Deduction		593,124
ASSESSED VALUE		847,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		796,375
TOTAL JUST VALUE		1,440,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,398,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015351	REMODEL	38,500	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0898	8/19/2020	LE	U	I	11	100
GRANTOR: MCRAE JAMES S & REBEC						
GRANTEE: MCRAE JAMES S III &						
1863/0940	6/20/2013	WD	Q	I	02	945,300
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 UOP=[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 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	2,970.00	SF	4.00	4.00	100	2001	2001	3	79	9,385	
3	0825	BRICK	0	100	0	0	384.00	SF	12.50	12.50	100	2001	2001	3	94	4,512	
4	0810	CONCRETE A	0	100	0	0	20.00	SF	6.50	6.50	100	2001	2001	3	79	103	
5	0825	BRICK	0	100	0	0	62.00	SF	12.50	12.50	100	2001	2001	3	94	729	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	

LAND DESCRIPTION

TOTAL OB/XF 18,089

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS