LOT 7
IN OR 1915/322
SEA MARSH VILLAGE 1 PB 4/11

WILLIAMS LAWRENCE W &/JOHNSON MARY JANE TRUSTEES
10 RED MAPLE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

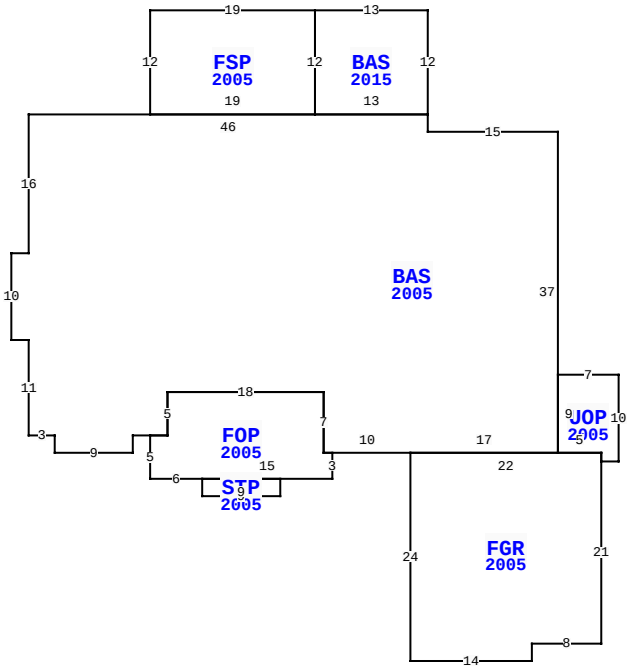
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100	2005	2,229	403,526
BAS	156	100	2015	156	28,242
FGR	512	55	2005	282	51,052
FOP	193	30	2005	58	10,500
FSP	228	40	2005	91	16,474
STP	18	10	2005	2	362
UOP	65	20	2005	13	2,353
TOTALS	3,401			2,831	512,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,831	122.5440	193.62	548,138	2005	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2015 Heated Area: 2385 HX Base Yr 2015



10 RED MAPLE RD, FERNANDINA BEACH

BLD DATE		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		512,509
TOTAL MARKET OB/XF VALUE		13,367
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,025,876
SOH/AGL Deduction		525,468
ASSESSED VALUE		500,408
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		449,686
TOTAL JUST VALUE		1,025,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,002,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429458	REMODEL	85,000	10/01/2014
M09592	MECH OTHER	0	04/01/2005
P09026	OTHER	0	02/01/2005
E14186	MECH OTHER	2,000	02/01/2005
B0414191	NEW CONSTR	400,000	12/01/2004
R046958	REPAIR/RRF	6,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/0322	4/30/2014	WD	Q	I	02	550,000
GRANTOR: SIMONETTI CAMILLO A &						
GRANTEE: WILLIAMS LAWRENCE W						
1274/0573	11/17/2004	WD	Q	V		225,000
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: SIMONETTI CAMILLO A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N2 BAS=[YR=2015] N12 W13 FSP=[YR=2005] W19 S12 E19 N12$ S12 E13$ W46 S16 W2 S10 E2 S11E3 S2 E9 N2 E2 FOP=[YR=2005] S5 E6 STP=[YR=2005] S2 E9 N2 W9$ E15 N3 W1 N7 W18 S5 W2$ E2 N5 E18 S7 E10 FGR=[YR=2005] S24 E14 N2 E8 N21 UOP=[YR=2005] E2 N10 W7 S9 E5 S1$ N1 W22$ E17 N37$.

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	0812	CONCRETE C	0	100	0	0	3,171.00	SF	4.00	4.00	100	2005	2005	3	84	10,655	
2	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	2005	2005	3	84	912	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
4	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2005	2005	3	22	40	

LAND DESCRIPTION

TOTAL OB/XF 13,367

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 04/24/2020 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS