

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

2025

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

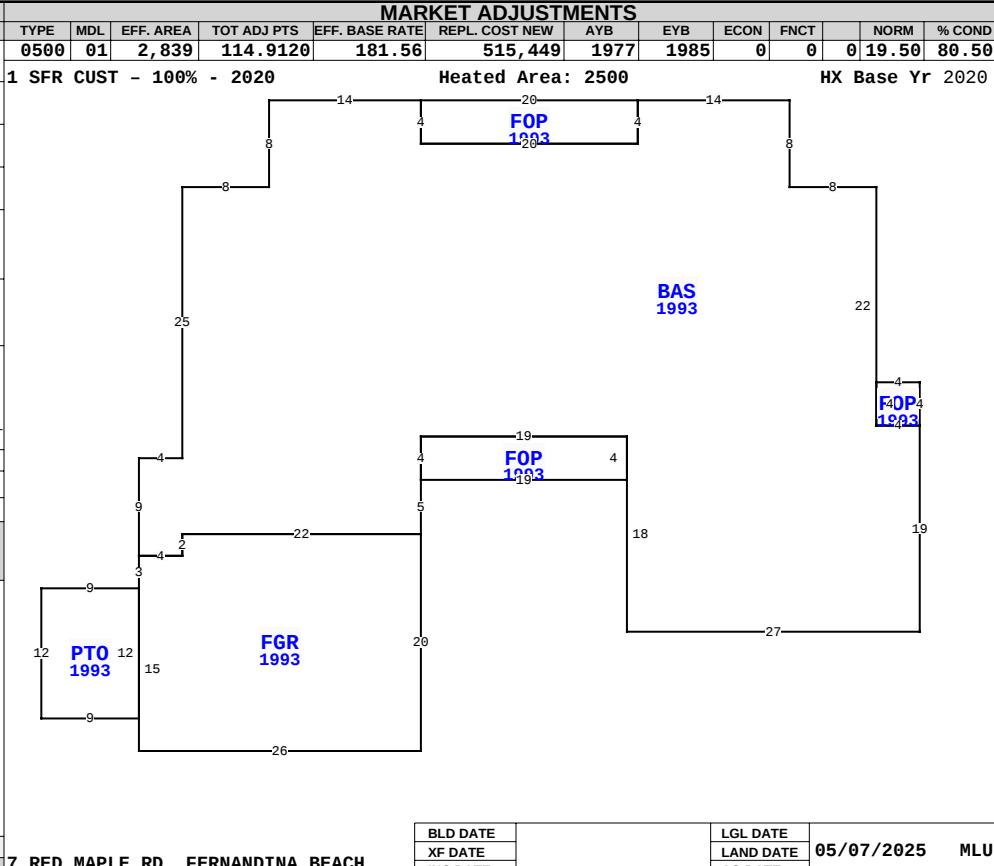
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	1993	2,500	365,390
FGR	512	55	1993	282	41,216
FOP	16	30	1993	5	731
FOP	76	30	1993	23	3,362
FOP	80	30	1993	24	3,507
PTO	108	5	1993	5	731

TOTALS	3,292			2,839	414,936
EXTRA FEATURES					

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	38	760	
2	0858	SCULP CONC	0	100	0	0	302.00	SF	13.00	13.00	100	1977	1977	3	67.5	2,650	
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	67.5	6,204	
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 13,291														
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
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000



7 RED MAPLE RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/07/2025
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		414,936	
TOTAL MARKET OB/XF VALUE		13,291	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,128,227	
SOH/AGL Deduction		534,434	
ASSESSED VALUE		593,793	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		543,071	
TOTAL JUST VALUE		1,128,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,059,908	

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									
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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\$.									