



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

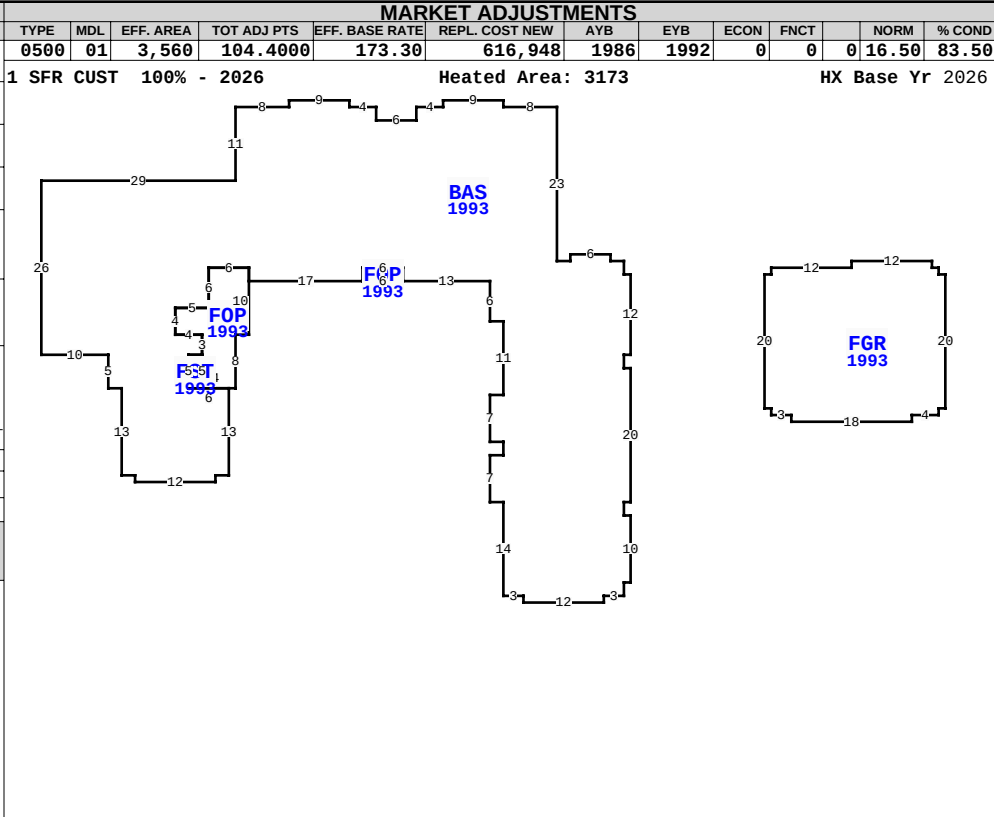
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	3,173	100	1993	3,173	459,151
FGR	620	55	1993	341	49,344
FOP	12	30	1993	4	579
FOP	120	30	1993	36	5,210
FST	10	55	1993	6	868

TOTALS	3,935			3,560	515,152
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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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
3	1125	CB/STC 6"	0	100	0	0	903.00	SF	7.35
6	1242	WD DECK A	0	100	0	0	226.00	SF	10.00



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

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	1986	1986	3	56	1,120	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1986	1986	04	85	42,500	
3	1125	CB/STC 6"	0	100	0	0	903.00	SF	7.35	7.35	100	1986	1986	3	44	2,920	
6	1242	WD DECK A	0	100	0	0	226.00	SF	10.00	10.00	100	1986	1986	3	20	452	

LAND DESCRIPTION										TOTAL OB/XF										46,992	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	7				
REVIEW DATE				01/01/2023		BY		CD		Total Acres: 0.00				Total Land Value: 700,000				Market: 0		Agricultural: 0	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			515,152
TOTAL MARKET OB/XF VALUE			46,992
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,262,144
SOH/AGL Deduction			500,000
ASSESSED VALUE			762,144
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			710,733
TOTAL JUST VALUE			1,262,144
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,217,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260004630	POOL W/ SPA	91,250	04/29/2026
B260002281	REMODEL	150,000	03/04/2026
B260002276	210 TO FGR	14,624	03/04/2026
6411	ADDITION	9,300	04/16/1990
3374	N/A	19,200	05/16/1986
3371	N/A	8,900	04/08/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2819/1022	9/30/2025	WD	U	I	37	950,000	
GRANTOR:MCCONAUGHY CONNIE D R							
GRANTEE:RUSHING WILLIAM & H							
1240/1334	6/24/2004	WD	U	I	07	100	
GRANTOR:RICHMAN MERLE W & MEL							
GRANTEE:MCCONAUGHY CONNIE D							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W1N2W2N1W6S1W2N23W8N1 W9 S1W4S2W6N2W4N1W9S1W8S11W29 S26 E10S5E2S13E2S1E12N1E2N13 FOP=[YR=1993] E1N8E2N10W6S6W5S4E4S3 FST=[YR=1993] W2 S5E2N5 \$S5E4\$W6N5E2 N3W4N4E5N6 E6S2E17FOP=[YR=1993] E6N2 W6S2\$N2E6S2 E13S6E2S11W2S7E2S2 W2S7E2S14E3 S1E12N1E3N2E1N10W1 N2E1N20W1N2 E1N12\$PTR= E20 FGR=[YR=1993] E1N1E12N1E12S1E1S1E1 S20W1S1W4S1W18N1W3 N1W1N20\$W20 \$.									