LOT 29
SEA MARSH VILLAGE 1 PB 4/11

COX JOHN & MARTHA REVOCABLE LIVING TRUST/COX JOHN
5 RED MAPLE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

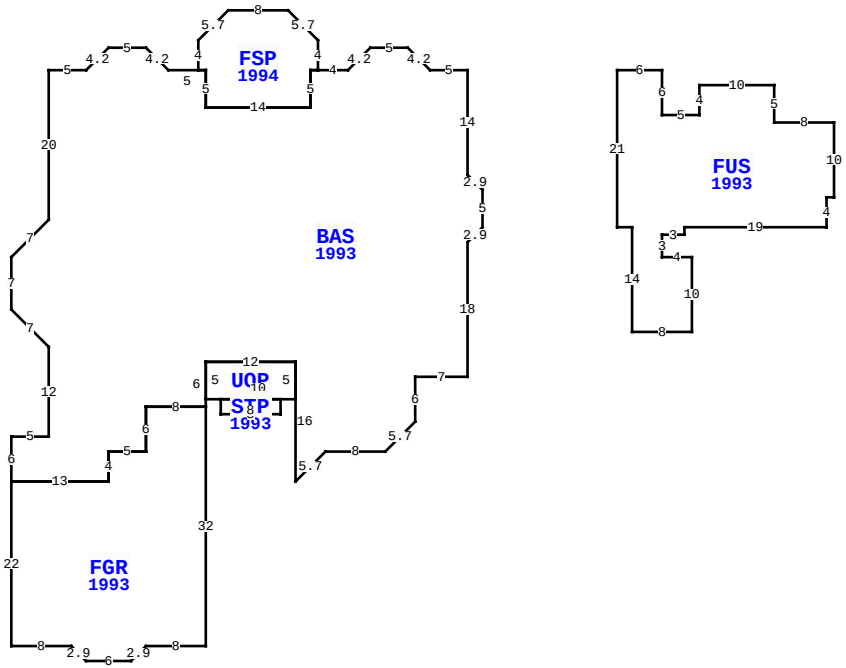
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,708	100	1993	2,708	443,566
FGR	688	55	1993	378	61,916
FSP	182	40	1994	73	11,957
FUS	598	100	1993	598	97,952
STP	16	10	1993	2	327
UOP	60	20	1993	12	1,966
TOTALS	4,252			3,771	617,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,771	121.8195	202.22	762,572	1987	1987	0	0	0	19.00	81.00

1 SFR CUST 0% - 2025 Heated Area: 3306 HX Base Yr



5 RED MAPLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	617,683
TOTAL MARKET OB/XF VALUE	3,776
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,321,459
SOH/AGL Deduction	0
ASSESSED VALUE	1,321,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,321,459
TOTAL JUST VALUE	1,321,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,322,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802369	REPAIR/RRF	1,900	03/07/2018
B9602935	REPAIR/RRF	2,200	05/01/1996
0603	ADDITION	21,000	11/01/1993
3476	N/A	173,873	07/11/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/544	3/07/2025	QC	U	I	11	100
GRANTOR: COX JOHN FRANCIS & MA						
GRANTEE: COX JOHN & MARTHA R						
2752/1896	11/15/2024	WD	Q	I	01	1,525,000
GRANTOR: BISCHOFF DOUGLAS K &						
GRANTEE: COX JOHN FRANCIS &						

BUILDING NOTES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
3	1126	CB/STC 8"	0	0	21	5	105.00	SF	8.00	8.00	100	1987	1987	3	47	395	
5	0820	WOOD WALK	0	0	47	4	188.00	SF	11.75	11.75	100	1987	1987	3	40	884	
7	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00	8.00	100	1994	1994	3	64	307	
8	1242	WD DECK A	0	0	0	0	358.00	SF	10.00	10.00	100	1994	1994	3	20	716	
9	1242	WD DECK A	0	0	0	0	157.00	SF	10.00	10.00	100	1998	1998	3	20	314	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W5 U3L3 W5 D3L3 W4 W1 S5 W14 N5 W5 U3L3 W5 D3L3 W5 S20 D5L5 S7 D5R5 S12 W5 S6 E13 N4 E5 N6 E8 N6 E12 S16 U4R4 E8 U4R4 N6 E7 N18 U2R2 N5 U2L2 N14 $
FGR=[YR=1993;ORIG=-61,55] S22 E8 D2R2 E6 U2R2 E8 N32 W8 S6 W5 S4 W13 $
FUS=[YR=1993;ORIG=20,0] E6 S6 E5 N4 E10 S5 E8 S10 W1 S4 W19 S1 W3 S3 E4 S10 W8 N14 W2 N21 $
FSP=[YR=1994;ORIG=-20,0] N4 U4L4 W8 D4L4 S4 E1 S5 E14 N5 E1 $
UOP=[YR=1993;ORIG=-35,44] E2 D0R10 N5 D0L12 S5 $
STP=[YR=1993;ORIG=-33,44] S2 E8 N2 W8 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,776

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	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS