LOT 30
SEA MARSH VILLAGE 1 PB 4/11

DICKINSON CHRIS
3 RED MAPLE RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

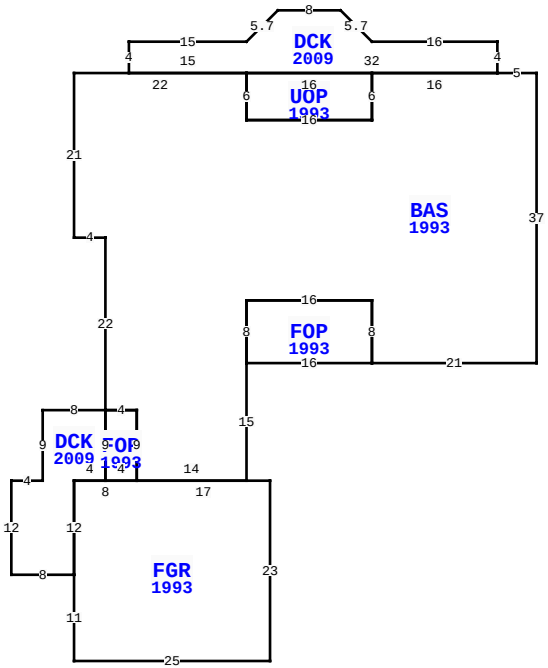
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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	2,129	100	1993	2,129	284,613
DCK	168	10	2009	17	2,273
DCK	236	10	2009	24	3,208
FGR	575	55	1993	316	42,244
FOP	36	30	1993	11	1,470
FOP	128	30	1993	38	5,080
UOP	96	20	1993	19	2,540
TOTALS	3,368			2,554	341,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,554	103.2480	171.39	437,730	1981	1981	0	0	0	22.00	78.00

1 SFR CUST 100% - 2017 Heated Area: 2129 HX Base Yr 2017



3 RED MAPLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		341,429
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,042,309
SOH/AGL Deduction		572,150
ASSESSED VALUE		470,159
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		418,748
TOTAL JUST VALUE		1,042,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/12/2016	CN	Q	I	02	400,000
GRANTOR: BRESLIN DOROTHY B LIV						
GRANTEE: DICKINSON CHRIS						
1502/1013	5/31/2007	QC	Q	I	01	100
GRANTOR: HURLEY JOHN E & NANCY						
GRANTEE: BRESLIN DOROTHY B T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 DCK=[YR=2009] N4 W16 U4 L4 W8 D4 L4 W15 S4 E15 UOP=[YR=1993] S6 E16 N6 W16$ E32$ W16 S6 W16 N6 W22 S21 E4 S22 DCK=[YR=2009] W8 S9 W4 S12 E8 FGR=[YR=1993] S11 E25 N23 W17 FOP=[YR=1993] N9W4S9E4$ W8 S12$ N12 E4 N9 $E4 S9 E14 N15 FOP=[YR=1993] E16 N8 W16 S8$ N8 E16 S8 E21 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	44	880	

LAND DESCRIPTION

TOTAL OB/XF 880

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	100		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