LOT 31
SEA MARSH VILLAGE 1 PB 4/11

PERRY H STEVEN
P O BOX 134
NASHVILLE, GA 31639

2026

01-6N-29-1900-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

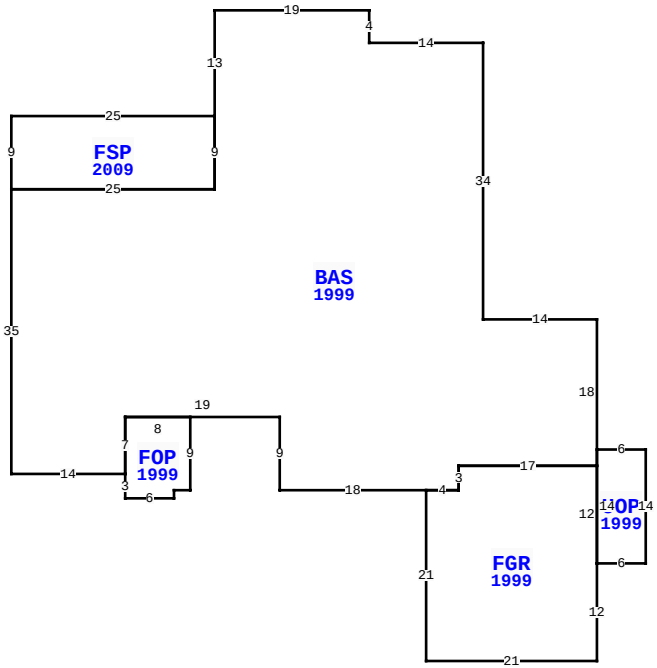
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,860	100	1999	2,860	462,034
FGR	492	55	1999	271	43,780
FOP	78	30	1999	23	3,716
FSP	225	40	2009	90	14,539
UOP	84	20	1999	17	2,747
TOTALS	3,739			3,261	526,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,261	111.8628	185.69	605,535	1999	1999	0	0	0	13.00	87.00

1 SFR CUST 0% - 0 Heated Area: 2860 HX Base Yr



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

1 RED MAPLE RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	526,815
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,228,415
SOH/AGL Deduction	215,883
ASSESSED VALUE	1,012,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,012,532
TOTAL JUST VALUE	1,228,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,217,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805436	NEW CONSTR	137,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1354	7/31/2019	WD	Q	I	01	730,000
GRANTOR: TUFARO RICHARD C & HE						
GRANTEE: PERRY H STEVEN						
1978/1165	4/22/2015	QC	U	I	11	100
GRANTOR: TUFARO RICHARD C & HE						
GRANTEE: TUFARO RICHARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 N4 W19 S13 FSP=[YR=2009] W25 S9 E25 N9$ S9 W25 S35 E14 FOP=[YR=1999] S3 E6 N1 E2 N9 W8 S7$ N7 E19 S9 E18 FGR=[YR=1999] S21 E21 N12 UOP=[YR=1999] E6 N14 W6 S14$ N12 W17 S3 W4$ E4 N3 E17 N18 W14 N34$.

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	1999	1999	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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