

LOHMAN THOMAS F & SHIRLEY D
4921 SUAREZ BLUFF ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0760-0005-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
CONSTRUCTION										VALUATION SUMMARY										8																																												
ELEMENT	CD	17	CB	STUCCO 60	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																																														
Exterior Wall	16	WD	FR	STUC 40	0100	01	3,859	94.8600	85.61	330,369	1988	2002	0	0	10.00	90.00	Tax Group: 8	Tax Dist:																																														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2006															Heated Area: 3058															HX Base Yr 2006																															
Roof Cover	12	MODULAR MT 100																															BUILDING MARKET VALUE															297,332																
Interior Wall	05	DRYWALL 100																															TOTAL MARKET OB/XF VALUE															91,355																
Interior Floo	09	PINE WOOD 100																															TOTAL LAND VALUE - MARKET															750,000																
Air Condition	03	CENTRAL 100																															TOTAL MARKET VALUE															1,138,687																
Heating Type	04	AIR DUCTED 100																															SOH/AGL Deduction															388,267																
Bedrooms		3 100																															ASSESSED VALUE															830,420																
Bathrooms		4 100																															TOTAL EXEMPTION VALUE															HX HB 50,000																
Frame	02	WOOD FRAME 100																															BASE TAXABLE VALUE															780,420																
Stories	2.	2. 100																															TOTAL JUST VALUE															1,138,687																
Units	0	0 100																															NCON VALUE															0																
BUD8 Adjustme	05	DIST 1A 100																															INCOME VALUE																															
Occupancy	00	NONE 100																															PREVIOUS YEAR MKT VALUE															1,048,339																
Quality	03	Quality Level 03																																																														
DOR CODE	0100	SINGLE FAMILY																																																														
MAP NUM		MKT AREA																																																														
NEIGHBORHOOD/LOC	3027.00																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																												
BAS	1,416	100	1,416	109,102																																																												
BAS	64	100	64	4,931																																																												
BAS	88	100	88	6,781																																																												
BAS	200	100	200	15,410																																																												
BAS	286	100	286	22,036																																																												
DCK	28	10	3	231																																																												
DCK	28	10	3	231																																																												
DCK	132	10	13	1,002																																																												
FGR	754	55	415	31,975																																																												
FOP	40	30	12	924																																																												
TOTALS	4,990		3,859	297,332																																																												
EXTRA FEATURES					4921 SUAREZ BLUFF RD, FERNANDINA BEACH															BLD DATE 06/04/2015															KK															LGL DATE														
																				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	0510	GARAGE WD-	0 100	26	32	832.00	SF	35.00	35.00	100	1983	1983	3	20	5,824																																																	
2	0940	SHEDS/PORT	0 100	12	6	72.00	SF	30.00	30.00	100	1995	1995	3	20	432																																																	
3	0810	CONCRETE A	0 100	32	6	192.00	SF	6.50	6.50	100	1983	1983	3	44	549																																																	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200																																																	
5	0350	CARPORT WD	0 100	20	7	140.00	SF	13.00	13.00	100	1995	1995	3	20	364																																																	
6	0940	SHEDS/PORT	0 100	0	0	136.00	SF	30.00	30.00	100	2000	2000	3	20	816																																																	
7	0300	BOAT DCK W	0 100	0	0	911.00	SF	40.00	40.00	100	1995	1995	3	24	8,746																																																	
8	0303	FLT DOCK W	0 100	18	10	180.00	SF	26.00	26.00	100	1995	1995	3	24	1,123																																																	
9	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00																																																								

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