

PT OF S1/2 OF LOT 8 (S-1 & S-8)
IN OR 714/669
SUB OF S0 PT SEC 12 DB 39/292

MORRISSEY BRIAN D & AGNES T
4913 SUAREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0008-0010



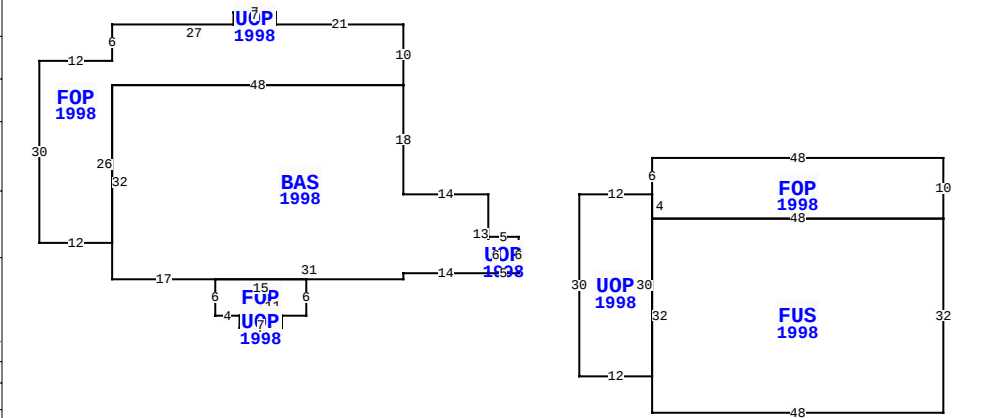
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	183,069
FOP	90	30	27	2,877
FOP	480	30	144	15,345
FOP	840	30	252	26,853
FUS	1,536	100	1,536	163,675
UOP	14	20	3	319
UOP	14	20	3	319
UOP	30	20	6	640
UOP	360	20	72	7,672
TOTALS	5,082		3,761	400,769

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0300	BOAT DCK W
2	0510	GARAGE WD-
3	0504	FP-ELECTRI
4	0810	CONCRETE A
5	1242	WD DECK A
7	0530	STBL WD
8	0830	FLAGSTONE
9	0810	CONCRETE A
10	0680	POLE SHED

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,761	101.9700	121.09	455,419	1998	1998	0	0	12.00	88.00
1 SNGL FAM - 100% - 2000 Heated Area: 3254 HX Base Yr 2000											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

4913 SUAREZ BLUFF RD, FERNANDINA BEACH												KF DATE		LAND DATE	
												INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1, 229.00	SF	40.00	40.00	100	1996	1996	3	25	12, 290						
330.00	SF	35.00	35.00	100	1998	1998	3	27	3, 119						
1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1, 660						
36.00	SF	6.50	6.50	100	1998	1998	3	77	180						
24.00	SF	10.00	10.00	100	1998	1998	3	20	48						
468.00	SF	30.00	30.00	100	2001	2001	3	30	4, 212						
308.00	SF	12.00	12.00	100	1999	1999	3	79	2, 920						
100.00	SF	6.50	6.50	100	2001	2001	3	82	533						
252.00	SF	10.00	10.00	100	2001	2001	3	30	756						

LAND DESCRIPTION											TOTAL OB/XF							25,718	
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	L VA		
1	000132	C	SFR RIVER	100		RS-1	173.00	570.00	172.50	FF		1.00	1.00	1.20	7,500.00	9,000.00	1,552,500		
REVIEW DATE		02/16/2018		BY	DJX		Total Acres: 0.00			Total Land Value: 1,552,500				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY												PAGE 1 of 1 8											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE												400,769											
TOTAL MARKET OB/XF VALUE												25,718											
TOTAL LAND VALUE - MARKET												1,552,500											
TOTAL MARKET VALUE												1,978,987											
SOH/AGL Deduction												1,354,223											
ASSESSED VALUE												624,764											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												574,764											
TOTAL JUST VALUE												1,978,987											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												1,872,428											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007283	XFOB	13,100	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0714/0669	9/19/1994	WD	U	I	12	325,000
GRANTOR: COBLE YANK D JR						
GRANTEE: MORRISSEY BRIAN D &						
0340/0070	6/01/1981	WD	Q	V		130,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1998] W14 N18 FOP=[YR=1998] N10 W21 UOP=[YR=1998] N2 W7 S2 E7 \$ W27 S6 W12 S30 E12 N26 E48 \$ W48 S32 E17 FOP=[YR=1998] S6 E4 UOP=[YR=1998] S2 E7 N2 W7 \$ E11 N6 W15 \$ E31 N1 E14 UOP=[YR=1998] E5 N6 W5 S6 \$ N13 \$ PTR= E15 UOP=[YR=1998] E12 FOP=[YR=1998] N6 E48 S10 FUS=[YR=1998] S32 W48 N32 E48 \$ W48 N4 \$ S30 W12 N30 \$ W15 \$.											