PT NW1/2 OF LOT 8 S-9 & S-10
IN OR 1816/69 & N172.5 FT OF
N1/2 OF LOT 8 W OF NEW CO RD

POTEAT TERESA M & CHRISTOPHER
4901 SUAREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0008-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

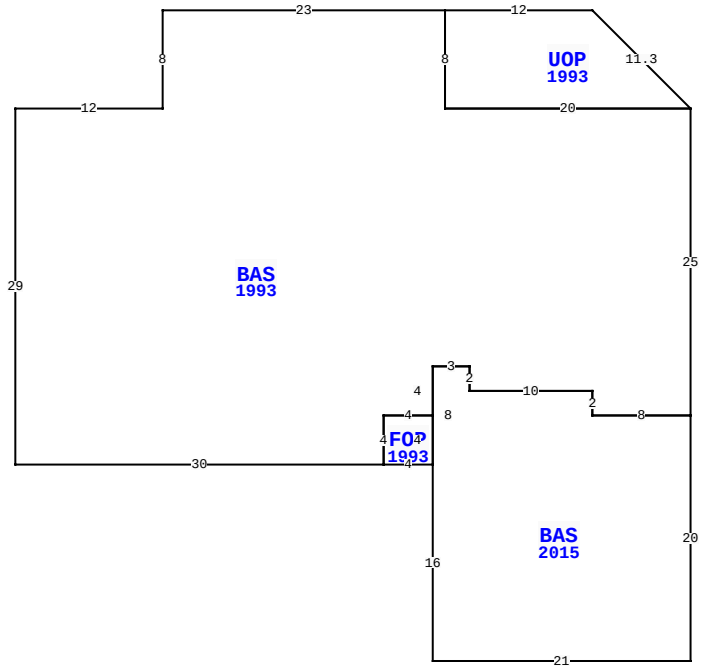
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,647	100	1,647	187,963
BAS	452	100	452	51,584
FOP	16	30	5	570
UOP	128	20	26	2,967
TOTALS	2,243		2,130	243,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,130	113.3958	134.66	286,826	1984	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 0 Heated Area: 2099 HX Base Yr



4901 SUAREZ BLUFF RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		243,085
TOTAL MARKET OB/XF VALUE		8,436
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		601,521
SOH/AGL Deduction		394,466
ASSESSED VALUE		207,055
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,055
TOTAL JUST VALUE		601,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/1715	7/15/2019	WD	U	V	11	100
GRANTOR: POTEAT MARK STEVEN						
GRANTEE: POTEAT CHRISTOPHER						
1816/0069	9/19/2012	QC	U	I	11	100
GRANTOR: POTEAT CHRISTOPHER L						
GRANTEE: POTEAT TERESA M & C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] L8 U8 W12 BAS=[YR=1993] W23 S8 W12 S29 E30 FOP=[YR=1993] E4 BAS=[YR=2015] S16E21 N20 W8 N2 W10 N2 W3 S8$ N4 W4 S4$ N4 E4 N4 E3 S2 E10 S2 E8 N25 W20 N8$S8 E20$.

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	0810	CONCRETE A	0	100	20	19	380.00	SF	6.50	6.50	100	1984	1984	3	47	1,161	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	1242	WD DECK A	0	100	0	0	640.00	SF	10.00	10.00	100	2011	2011	3	55	3,520	
4	0803	ASPHALT C	0	100	0	0	1,232.00	SF	2.00	2.00	100	2011	2011	3	70	1,725	

LAND DESCRIPTION

TOTAL OB/XF 8,436

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	0.40	250,000.00	100,000.00	100,000							

REVIEW DATE 03/30/2016 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS