

PT OF LOT 8
IN OR 1110/913
SUB OF S0 PT SEC 12 DB 39/292

POTEAT NOEL PATRICK & MELODY
4905 SUAREZ BLUFF ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0008-0160



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	05	AVERAGE 100	0900	01	2,561	94.5600	112.29	287,575	1925	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001													Heated Area: 2356														
Roof Cover	01	MINIMUM 100														HX Base Yr 2001														
Interior Wall	03	PLASTER 90																												
Interior Wall	02	WALL BD/WD 10																												
Interior Floo	09	PINE WOOD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
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																										
BAL	64	15	10	924																										
BAS	1,096	100	1,096	101,225																										
DCK	48	10	5	461																										
DCK	48	10	5	461																										
DCK	30	10	3	277																										
DCK	30	10	3	277																										
DCK	100	10	10	924																										
FUS	1,260	100	1,260	116,371																										
STP	20	10	2	185																										
UOP	42	20	8	739																										
TOTALS	3,448		2,561	236,530																										
EXTRA FEATURES					4905 SUAREZ BLUFF RD, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1925	1925	3	20	700														
2	0300	BOAT DCK W	0	100	0	0		1,021.00	SF 40.00	40.00	100	2001	2001	3	30	12,252														
3	0322	BOAT LFT L	0	100	0	0		3.00	UT 2,250.00	2,250.00	100	2001	2001	3	20	1,350														
4	0861	POOL GUNIT	0	100	30	15		450.00	SF 85.00	85.00	100	2014	2014	3	78	29,835														
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2014	2014	3	70	1,400														
6	0855	CONC PAVER	0	100	0	0		1,576.00	SF 7.00	7.00	100	2014	2014	3	95	10,480														
7	0462	ST/AL FNC	0	100	0	0		660.00	SF 10.00	10.00	100	2014	2014	3	78	5,148														
TOTAL OB/XF 61,165																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE														
1	000132	C	SFR RIVER	100		RS-1	91.00	242.00	91.00	FF		1.00	1.00	1.00	7,500.00	7,500.00														
682,500																														
REVIEW DATE 08/05/2019 BY DJA																														
Total Acres: 0.00 Total Land Value: 682,500 Market: 0 Agricultural: 0 Common: 682,500 PRINTED 08/02/2023 BY SYS																														

VALUATION SUMMARY

Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	236,530
TOTAL MARKET OB/XF VALUE	61,165
TOTAL LAND VALUE - MARKET	682,500
TOTAL MARKET VALUE	980,195
SOH/AGL Deduction	705,165
ASSESSED VALUE	275,030
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	225,030
TOTAL JUST VALUE	980,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	982,704

PERMIT NUM DESCRIPTION AMT ISSUED

B1428860	SWIM POOL	20,000	06/01/2014
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/0913	1/30/2003	QC U	I	01		100

GRANTOR: POTEAT NOEL P & MELOD
GRANTEE: POTEAT NOEL P & MEL
0934/1311 6/01/2000 WD U V 01 100
GRANTOR: POTEAT MARY KENT
GRANTEE: POTEAT NOEL P & MEL

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W8 UOP=[YR=1993] W7 UST=[YR=1993] W7
DCK=[YR=2014] W10 U3 L3 L4 D4 R3 D3 S2 UOP=[YR=2014] S10
STP=[YR=2014] W4 S5 E4 N5\$ S10 BAS=[YR=1993] S14
UOP=[YR=1993] S6 DCK=[YR=2008] W5 S6 E5 N6 \$ DCK=[YR=1993] S6
E8 N6 W8\$ E8 S6 E26 DCK=[YR=1993] E8 DCK=[YR=2008] E5 N6 W5
S6\$ N6 W8 S6\$ N6 E8 N6 W14 S6 W14 N6 W14\$ E14 S6 E14 N6 E14
N14 W6 N18 W8 N2 W14 S20 W14\$ E14 N20 W14\$ E14 N6\$ S6 E7 N6\$
S6 E7 N6\$ S8 E8 N8\$ PTR= E20 FUS=[YR=1993] E28 S21 E14 S14
W14 S6 W3 BAL=[YR=2008] S8 W8 N8 E8\$W11 N6 W14 N35\$ W20\$.