PT OF LOT 9 (S-1)
IN OR 1103/1628
DRAINAGE ESMT OR 1079/533

CRIDER WILLIAM A JR
PO BOX 398
STILLMORE, GA 30464

2023

00-00-30-0760-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

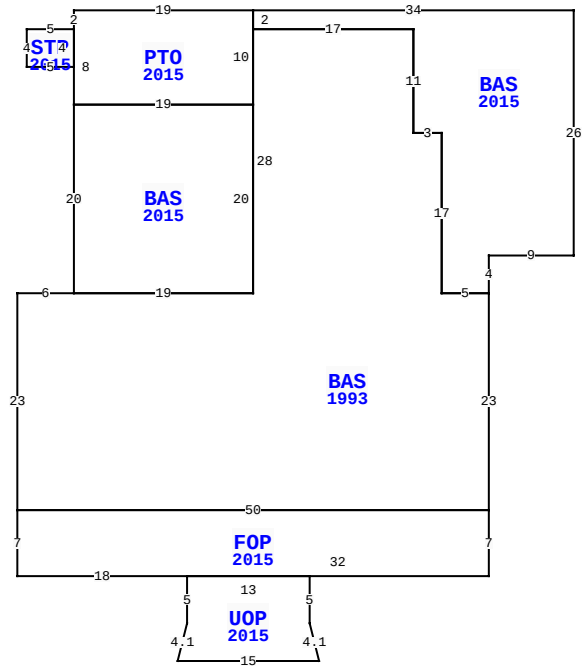
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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
BAS	1,677	100	1,677	169,422
BAS	380	100	380	38,391
BAS	457	100	457	46,169
FOP	350	30	105	10,608
PTO	190	5	10	1,011
STP	20	10	2	202
UOP	121	20	24	2,424
TOTALS	3,195		2,655	268,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,655	101.2800	120.27	319,317	1910	1990	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 2514 HX Base Yr



4897 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	268,226
TOTAL MARKET OB/XF VALUE	141,708
TOTAL LAND VALUE - MARKET	1,458,000
TOTAL MARKET VALUE	1,867,934
SOH/AGL Deduction	0
ASSESSED VALUE	1,867,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,867,934
TOTAL JUST VALUE	1,867,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,720,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428859	ADDITION	175,000	06/01/2014
B9906481	REMODEL	10,000	10/01/1999
M994012	H/AC	4,000	10/01/1999
P993599	OTHER	3,800	08/01/1999
B9906220	HOUSEMVING	0	07/27/1999
E996290	REMODEL	4,500	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/1628	12/30/2002	WD	U	I	07	100
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: CRIDER WILLIAM A JR						
1079/0536	9/06/2002	WD	Q	I		1,200,000
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: CRIDER WILLIAM A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W34 PTO=[YR=2015] W19 S2 STP=[YR=2015] W5S4E5N4$ S8 BAS=[YR=2015] S20 BAS=[YR=1993] W6 S23 FOP=[YR=2015] S7 E18 UOP=[YR=2015] S5 D4 L1 E15 U4 L1 N5 W13$ E32 N7 W50$ E50 N23 W5 N17 W3 N11 W17 S28 W19$ E19 N20 W19$ E19 N10$ S2 E17 S11 E3 S17 E5 N4 E9 N26$.

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
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
12	0810	CONCRETE A	0	0	0	0	1,642.00	SF	6.50	6.50	100	1999	1999	3	79	8,432	
14	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200	
15	0350	CARPORT WD	0	0	14	10	140.00	SF	13.00	13.00	100	2015	2015	3	74	1,347	
16	0300	BOAT DCK W	0	0	0	0	1,474.00	SF	40.00	40.00	100	2005	2005	3	44	25,942	
17	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621	
18	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2005	2005	3	44	2,288	
19	0322	BOAT LFT L	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	810	
20	0825	BRICK	0	0	0	0	232.00	SF	12.50	12.50	100	2015	2015	3	99	2,871	
23	0921	CWALL-CC P	0	0	0	0	169.00	LF	660.00	660.00	100	2005	2005	3	86.5	96,482	

TOTAL OB/XF 141,708

LAND DESCRIPTION

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	000132	C	SFR RIVER	0			162.00	470.00	162.00	FF		1.00	1.00	1.20	7,500.00	9,000.00	1,458,000							

REVIEW DATE 04/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,458,000 Market: 0 Agricultural: 0 Common: 1,458,000 PRINTED 08/02/2023 BY SYS