

PT OF S80FT OF N160FT OF LOT 5
IN OR 1570/1307
ASGMNT OF ESMT RIGHTS

SAUL JACQUE J & DEBORAH M
4920 SAUREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0005-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100

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	2,702	100	2,702	482,967
FGR	553	55	304	54,338
FOP	125	30	38	6,792
FSP	252	40	101	18,054
FST	336	55	185	33,068
PTO	21	5	1	179
PTO	940	5	47	8,401
STP	16	10	2	357

TOTALS 4,945 3,380 604,156

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	6	14	84.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	6	23	138.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	6	14	84.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	100	7	16	112.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	80.00	222.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	3,380	146.8909	183.61	620,602	2017	2017	0	0	2.65	97.35
1 SNGL FAM - 100% - 2018 Heated Area: 2702 HX Base Yr 2018											

4920 SUAREZ BLUFF RD, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
03/26/2024 MLU

TOTAL OB/XF											
2,761											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		604,156	
TOTAL MARKET OB/XF VALUE		2,761	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		906,917	
SOH/AGL Deduction		381,209	
ASSESSED VALUE		525,708	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		475,708	
TOTAL JUST VALUE		906,917	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		829,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632978	CO ISSUED	0	07/28/2017
B1632978	NEW CONSTR	352,253	09/06/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1570/1307	6/10/2008	WD Q	Q	V	
					SALE PRICE
					170,000
GRANTOR: SMITH DALE R & CHERYL					
GRANTEE: SAUL JACQUE J & DEB					
0873/1079	3/09/1999	WD Q	Q	V	
					52,500
GRANTOR: SNYDER LARRY & ROBYN					
GRANTEE: SMITH DALE R & CHER					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2017] W19 S8 PTO=[YR=2017] N8W20 FSP=[YR=2017] N3 W21 S12 E21 N9\$ S47 E20 N39\$ S39 W20 N38 W21 S56 FGR=[YR=2017] S23 E23 N18 PTO=[YR=2017] E7 FOP=[YR=2017] E1 STP=[YR=2017] S2 E8 N2 W8 \$ E15 FST=[YR=2017] S18 E14 N24 W14 S6\$ N6 W8 N1 W8 S1 W7 S3 E7 S3 \$ N3 W7 S3\$ N7 W12 S2 W11\$ E11 N2 E12 S1 E7 N1 E8 S1 E22 N64\$.											