



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	191,604
FOP	90	30	27	3,011
FOP	480	30	144	16,060
FOP	840	30	252	28,105
FUS	1,536	100	1,536	171,307
UOP	14	20	3	334
UOP	14	20	3	334
UOP	30	20	6	669
UOP	360	20	72	8,030
TOTALS	5,082		3,761	419,455

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0300	BOAT DCK W	0	100	0	0	1,229.00	SF	40.00	40.00	100	1996	1996
2	0510	GARAGE WD-	0	100	15	22	330.00	SF	35.00	35.00	100	1998	1998
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998
4	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1998	1998
5	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	1998	1998
6	0530	STBL WD	0	100	13	36	468.00	SF	30.00	30.00	100	2001	2001
7	0830	FLAGSTONE	0	100	0	0	308.00	SF	12.00	12.00	100	1999	1999
8	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2001	2001
9	0680	POLE SHED	0	100	36	7	252.00	SF	10.00	10.00	100	2001	2001

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
1	000132	C	SFR RIVER	100		RSF	1173.00	570.00	172.50	FF		1.00	1.00

MARKET ADJUSTMENTS													
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	127.46	479,377	1998	1998	0	0	0	12.50	87.50	
1 SNGL FAM - 100% - 2000 Heated Area: 3254 HX Base Yr 2000													
4913 SUAREZ BLUFF RD, FERNANDINA BEACH													

TOTAL OB/XF 24,814													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0300	BOAT DCK W	0	100	0	0	1,229.00	SF	40.00	40.00	100	1996	1996
2	0510	GARAGE WD-	0	100	15	22	330.00	SF	35.00	35.00	100	1998	1998
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998
4	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1998	1998
5	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	1998	1998
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7	0830	FLAGSTONE	0	100	0	0	308.00	SF	12.00	12.00	100	1999	1999
8	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2001	2001
9	0680	POLE SHED	0	100	36	7	252.00	SF	10.00	10.00	100	2001	2001

TOTAL OB/XF 24,814													
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
1	000132	C	SFR RIVER	100		RSF	1173.00	570.00	172.50	FF		1.00	1.00

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 8 Tax Dist:													
BUILDING MARKET VALUE 419,455													
TOTAL MARKET OB/XF VALUE 24,814													
TOTAL LAND VALUE - MARKET 1,552,500													
TOTAL MARKET VALUE 1,996,769													
SOH/AGL Deduction 1,353,262													
ASSESSED VALUE 643,507													
TOTAL EXEMPTION VALUE 50,000													
BASE TAXABLE VALUE 593,507													
TOTAL JUST VALUE 1,996,769													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 1,978,987													
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 \$.													