

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

2024

00-00-30-0760-0008-0090



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		

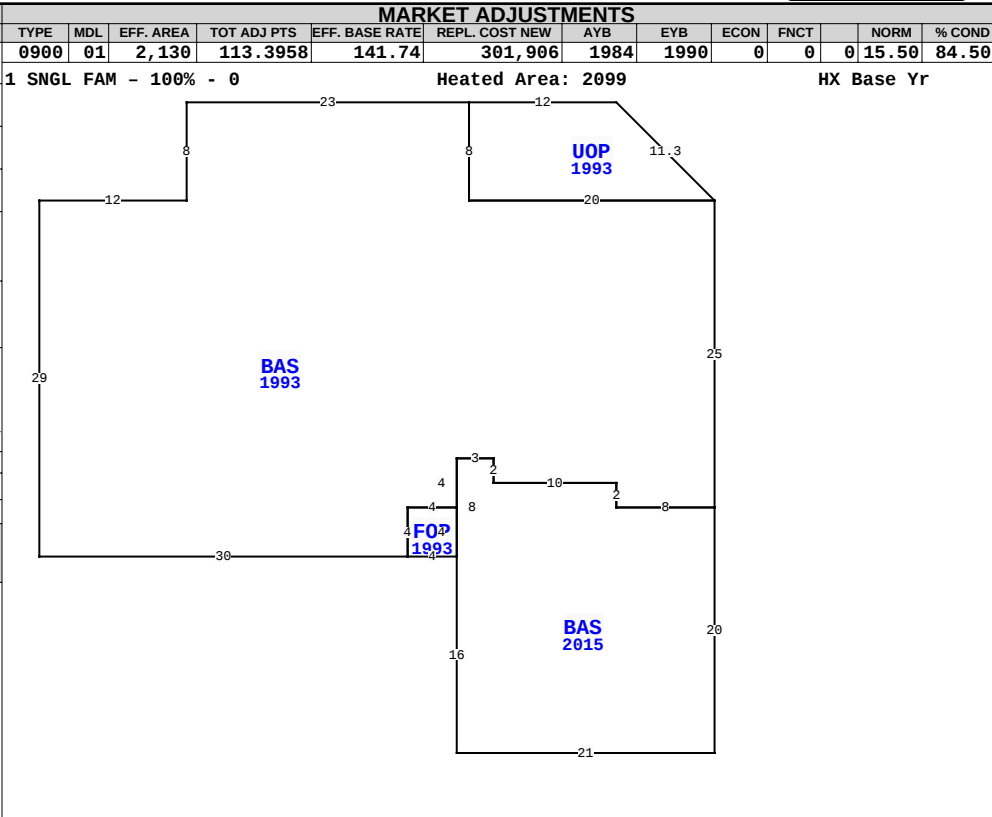
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	197,262
BAS	452	100	452	54,136
FOP	16	30	5	599
UOP	128	20	26	3,114

TOTALS	2,243		2,130	255,111
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	19	380.00	SF	6.50	6.50	100	1984
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
3	1242	WD DECK A	0 100	0	0	640.00	SF	10.00	10.00	100	2011
4	0803	ASPHALT C	0 100	0	0	1,232.00	SF	2.00	2.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	UT	1.00
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	UT	1.00

REVIEW DATE	01/31/2024	BY	KBA
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4901 SUAREZ BLUFF RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,923											

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7,923											

Total Acres: 0.00	Total Land Value: 420,000	Market: 0	Agricultural: 0	Common: 420,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	255,111		
TOTAL MARKET OB/XF VALUE	7,923		
TOTAL LAND VALUE - MARKET	420,000		
TOTAL MARKET VALUE	683,034		
SOH/AGL Deduction	469,767		
ASSESSED VALUE	213,267		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	163,267		
TOTAL JUST VALUE	683,034		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	601,521		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES											
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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\$.											