

POTEAAT BOBBY KENT
4903 SUAREZ BLUFF ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0760-0008-0110

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover11SLATE 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories2.

Units2. 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3027.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREAMARKET VALUE

BAS1,1311001,131166,491

DCK32103442

DCK32103442

DCK48105736

FOP3230101,472

FOP3230101,472

FUS680100680100,101

TOTALS1,9871,842271,156

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900011,842130.1300162.66299,62020032003009.5090.50

1 SNGL FAM - 100% - 2004Heated Area: 1811HX Base Yr 2004

27

26

15

10

3

8

3

9

4

22

6

8

4

4

18

4

4

4

4

20

13

4

2

7

12

31

BAS
2003

DCK
2003

FOP
2003

DCK
2003

FUS
2003

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE271,156

TOTAL MARKET OB/XF VALUE16,007

TOTAL LAND VALUE - MARKET637,500

TOTAL MARKET VALUE924,663

SOH/AGL Deduction269,162

ASSESSED VALUE655,501

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE605,501

TOTAL JUST VALUE924,663

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE913,758

SAMPLE PERMIT DATA

PERMIT NUMDESCRIPTIONAMTISSUED

B0310631NEW CONSTR125,00001/01/2003

R034706REPAIR/RRF3,00001/01/2003

SAMPLE SALES DATA

OFF RECORD NUMBERDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

0795/10456/04/1997QC U V 01100

GRANTOR:POTEAT MARY KENT

GRANTEE:POTEAT BOBBY KENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 S26 FOP=[YR=2003] W4 DCK=[YR=2003] W4 S8 E4 N8 \$ S8 E4 N8 \$ S15 E10 S3 E8 N3 E9 N1 DCK=[YR=2003] E6 N8 W6 S8 \$ N22 FOP=[YR=2003] E4 DCK=[YR=2003] E4 N8 W4 S8 \$ N8 W4 S8 \$ N18 \$ PTR= E15 FUS=[YR=2003] E27 S31 W12 N7 W2 N4 W13 N20 \$ W15 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ AREASUBAREAMARKET VALUE

1000132CSFR RIVER100RSF-185.00260.0085.00FF1.001.001.007,500.007,500.00637,500

EXTRA FEATURES

4903 SUAREZ BLUFF RD, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01002624624.00SF5.205.20100200320033832,693

21242WD DECK A010000149.00SF10.0010.0010020032003321313

31242WD DECK A010000676.00SF10.0010.00100200520053241,622

40940SHEDS/PORT01001110110.00SF30.0030.0010020052005324792

50940SHEDS/PORT01001014140.00SF30.0030.0010019951995320840

60350CARPORT WD01001016160.00SF13.0013.0010020052005324499

70855CONC PAVER010000704.00SF5.005.00100200520053863,027

80866POOL FIBER010000360.00SF72.0072.00100200520053246,221

TOTAL OB/XF16,007

REVIEW DATE01/31/2024BYKBATotal Acres: 0.00Total Land Value: 637,500Market: 0Agricultural: 0Common: 637,500PRINTED 08/06/2024 BY SYS