

PT OF LOT 8
IN OR 1110/913
SUB OF S0 PT SEC 12 DB 39/292

POTEAT NOEL PATRICK & MELODY
4905 SUAREZ BLUFF ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0008-0160



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	03 PLASTER 90
Interior Wall	02 WALL BD/WD 10
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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
BAL	64	15	10	969
BAS	1,096	100	1,096	106,229
CDK	48	10	5	485
CDK	48	10	5	485
CDK	30	10	3	291
CDK	30	10	3	291
CDK	100	10	10	969
FUS	1,260	100	1,260	122,124
STP	20	10	2	194
UOP	42	20	8	776
TOTALS	3,448		2,561	248,222

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0300
3	0322
4	0861
5	0871
6	0855
7	0462

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	94.5600	118.20	302,710	1925	1980	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 2001											
Heated Area: 2356											
HX Base Yr 2001											
Diagram showing building layout with sub-areas: DCK 2014, UST 1993, UOP 1993, USP 1993, UOP 2014, BAS 1993, FUS 1993, BAL 2008, DCK 2008, DCK 1993, DCK 2008.											
** This building has 14 Sub-Areas											
4905 SUAREZ BLUFF RD, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

LAND DESCRIPTION	
L N	USE CODE
1	000132

TOTAL OB/XF	
L N	USE CODE
1	000132

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	248,222
TOTAL MARKET OB/XF VALUE	59,312
TOTAL LAND VALUE - MARKET	682,500
TOTAL MARKET VALUE	990,034
SOH/AGL Deduction	706,753
ASSESSED VALUE	283,281
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	233,281
TOTAL JUST VALUE	990,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	980,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428860	SWIM POOL	20,000	06/01/2014

SALES DATA	
OFF RECORD Number	DATE
1110/0913	1/30/2003
GRANTOR: POTEAT NOEL P & MELOD	
GRANTEE: POTEAT NOEL P & MEL	
0934/1311	6/01/2000
GRANTOR: POTEAT MARY KENT	
GRANTEE: POTEAT NOEL P & MEL	

BUILDING NOTES	
BUILDING DIMENSIONS	
USP=[YR=1993] W8 UOP=[YR=1993] W7 UST=[YR=1993] W7	
DCK=[YR=2014] W10 U3 L3 L4 D4 R3 D3 S2 UOP=[YR=2014] S10	
STP=[YR=2014] W4 S5 E4 N5\$ S10 BAS=[YR=1993] S14	
UOP=[YR=1993] S6 DCK=[YR=2008] W5 S6 E5 N6 \$ DCK=[YR=1993] S6	
E8 N6 W8\$ E8 S6 E26 DCK=[YR=1993] E8 DCK=[YR=2008] E5 N6 W5	
S6\$ N6 W8 S6\$ N6 E8 N6 W14 S6 W14 N6 W14\$ E14 S6 E14 N6 E14	
N14 W6 N18 W8 N2 W14 S20 W14\$ E14 N20 W14\$ E14 N6\$ S6 E7 N6\$	
S6 E7 N6\$ S8 E8 N8\$ PTR= E20 FUS=[YR=1993] E28 S21 E14 S14	
W14 S6 W3 BAL=[YR=2008] S8 W8 N8 E8\$W11 N6 W14 N35\$ W20\$.	