PT OF LOT 5 (EX S-14)
IN OR 992/1474
SUB OF SO PT SEC 12 DB 39/292

HARTRICH CARLA R & JOHN D
4924 SAUREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

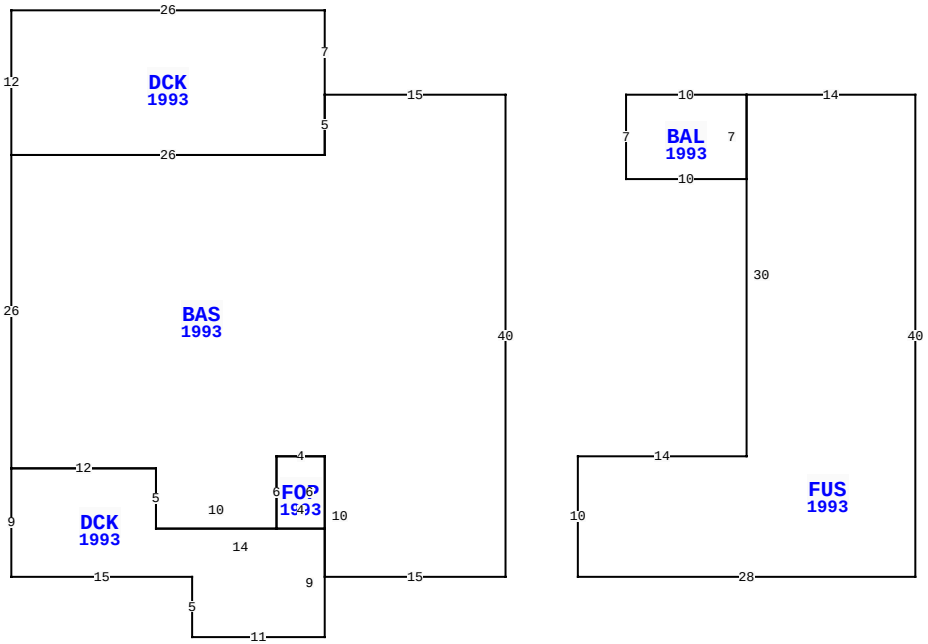
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	1993	10	845
BAS	1,322	100	1993	1,322	111,693
DCK	219	10	1993	22	1,859
DCK	312	10	1993	31	2,619
FOP	24	30	1993	7	592
FUS	700	100	1993	700	59,142
TOTALS	2,647			2,092	176,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	102.4100	102.41	214,242	1982	1982	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2002 Heated Area: 2022 HX Base Yr 2002



4924 SUAREZ BLUFF RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		176,750
TOTAL MARKET OB/XF VALUE		7,420
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		484,170
SOH/AGL Deduction		270,604
ASSESSED VALUE		213,566
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,844
TOTAL JUST VALUE		484,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006896	GARAGE	15,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/1474	6/19/2001	WD	Q	I		249,000
GRANTOR: ERICKSON ELIZABETH SM						
GRANTEE: HARTRICH CARLA R &						
0900/0293	9/21/1999	WD	Q	I		165,000
GRANTOR: SNYDER LARRY D & ROBY						
GRANTEE: ERICKSON ELIZABETH						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	38.50	38.50	100	2002	2002	3	29	3,573	
3	0810	CONCRETE A	0	100	0	0	410.00	SF	6.50	6.50	100	2002	2002	3	80	2,132	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 DCK=[YR=1993] N7 W26 S12 E26 N5$ S5 W26 S26 DCK=[YR=1993] S9 E15 S5 E11 N9 FOP=[YR=1993] N6 W4S6 E4$W14N5 W12$ E12 S5 E10 N6 E4 S10 E15 N40$ PTR= E10 BAL=[YR=1993] E10 FUS=[YR=1993] E14 S40 W28 N10 E14 N30$ S7 W10 N7$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 7,420

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	98.00	222.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS