PT OF S80FT OF N160FT OF LOT 5
IN OR 1570/1307
ASGMNT OF ESMT RIGHTS

SAUL JACQUE J & DEBORAH M
4920 SAUREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

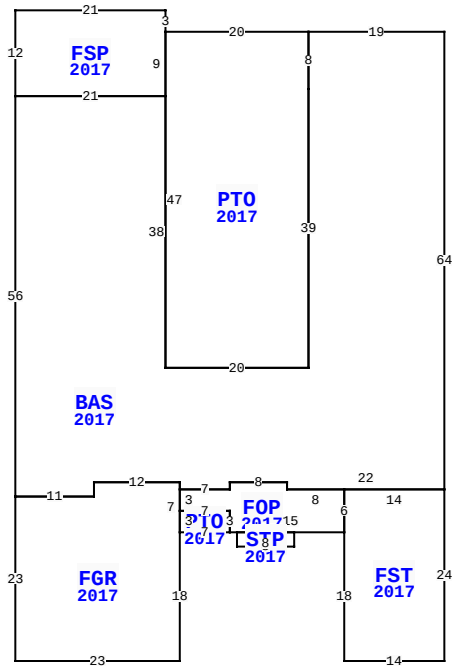
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,702	100	2017	2,702	507,415
FGR	553	55	2017	304	57,089
FOP	125	30	2017	38	7,136
FSP	252	40	2017	101	18,967
FST	336	55	2017	185	34,742
PTO	21	5	2017	1	188
PTO	940	5	2017	47	8,826
STP	16	10	2017	2	376
TOTALS	4,945			3,380	634,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,380	146.8909	193.90	655,382	2017	2017	0	0	0	3.15	96.85

1 SNGL FAM – 100% - 2018 Heated Area: 2702 HX Base Yr 2018



4920 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		634,737
TOTAL MARKET OB/XF VALUE		2,706
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		937,443
SOH/AGL Deduction		396,489
ASSESSED VALUE		540,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		490,232
TOTAL JUST VALUE		937,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		906,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632978	CO ISSUED	0	07/28/2017
B1632978	NEW CONSTR	352,253	09/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1570/1307	6/10/2008	WD	Q	V		170,000
GRANTOR: SMITH DALE R & CHERYL						
GRANTEE: SAUL JACQUE J & DEB						
0873/1079	3/09/1999	WD	Q	V		52,500
GRANTOR: SNYDER LARRY & ROBYN						
GRANTEE: SMITH DALE R & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 S8 PTO=[YR=2017] N8W20 FSP=[YR=2017] N3 W21 S12 E21 N9$ S47 E20 N39$ S39 W20 N38 W21 S56 FGR=[YR=2017] S23 E23 N18 PTO=[YR=2017] E7 FOP=[YR=2017] E1 STP=[YR=2017] S2 E8 N2 W8 $ E15 FST=[YR=2017] S18 E14 N24 W14 S6$ N6 W8 N1 W8 S1 W7 S3 E7 S3 $ N3 W7 S3$ N7 W12 S2 W11$ E11 N2 E12 S1 E7 N1 E8 S1 E22 N64$.

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	0810	CONCRETE A	0	100	6	14	84.00	SF	6.50	6.50	100	2017	2017	3	96	524	
2	0810	CONCRETE A	0	100	6	23	138.00	SF	6.50	6.50	100	2017	2017	3	96	861	
3	1242	WD DECK A	0	100	6	14	84.00	SF	10.00	10.00	100	2017	2017	3	74	622	
4	0810	CONCRETE A	0	100	7	16	112.00	SF	6.50	6.50	100	2017	2017	3	96	699	

LAND DESCRIPTION

TOTAL OB/XF 2,706

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	80.00	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