

PT OF S1/2 OF LOT 8 (S-1 & S-8)
IN OR 2788/515
SUB OF S0 PT SEC 12 DB 39/292

MORRISSEY BRIAN D & AGNES T L/E/
4913 SUAREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

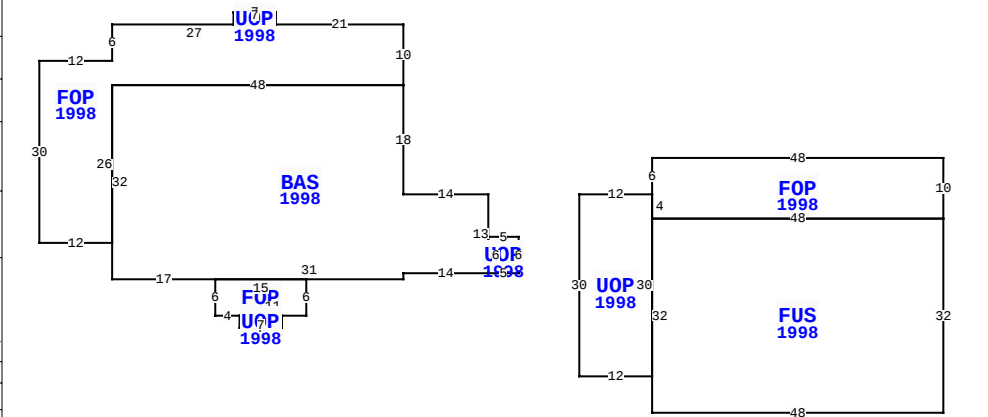
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1998	1,718	326,658
FOP	90	30	1998	27	5,134
FOP	480	30	1998	144	27,380
FOP	840	30	1998	252	47,915
FUS	1,536	100	1998	1,536	292,053
UOP	14	20	1998	3	571
UOP	14	20	1998	3	571
UOP	30	20	1998	6	1,141
UOP	360	20	1998	72	13,690

TOTALS	5,082			3,761	715,111
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	1,229.00	SF	40.00	40.00	
2	0510	GARAGE WD-	0	100	15	22	330.00	SF	35.00	35.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	
6	0530	STBL WD	0	100	13	36	468.00	SF	30.00	30.00	
7	0830	FLAGSTONE	0	100	0	0	308.00	SF	12.00	12.00	
8	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	
9	0680	POLE SHED	0	100	36	7	252.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000132	C	RES RIVER	100		RSF	1173.00	570.00	172.50	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,761	138.3210	218.55	821,967	1998	1998	0	0	13.00	87.00
1 SFR CUST - 100% - 2000 Heated Area: 3254 HX Base Yr 2000											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025
INC DATE		AG DATE	MLU

4913 SUAREZ BLUFF RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										715,111	
TOTAL MARKET OB/XF VALUE										23,937	
TOTAL LAND VALUE - MARKET										1,380,000	
TOTAL MARKET VALUE										2,119,048	
SOH/AGL Deduction										1,456,879	
ASSESSED VALUE										662,169	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										611,447	
TOTAL JUST VALUE										2,119,048	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,996,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007283	XFOB	13,100	07/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2788/515	5/13/2025	WD	U	I	11		100		
GRANTOR: MORRISSEY BRIAN D & A									
GRANTEE: PAINTER JENNIFER S									
0714/0669	9/19/1994	WD	U	I	12		325,000		
GRANTOR: COBLE YANK D JR									
GRANTEE: MORRISSEY BRIAN D &									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1998] W14 N18 FOP=[YR=1998] N10 W21 UOP=[YR=1998] N2 W7 S2 E7 \$ W27 S6 W12 S30 E12 N26 E48 \$ W48 S32 E17 FOP=[YR=1998] S6 E4 UOP=[YR=1998] S2 E7 N2 W7 \$ E11 N6 W15 \$ E31 N1 E14 UOP=[YR=1998] E5 N6 W5 S6 \$ N13 \$ PTR= E15 UOP=[YR=1998] E12 FOP=[YR=1998] N6 E48 S10 FUS=[YR=1998] S32 W48 N32 E48 \$ W48 N4 \$ S30 W12 N30 \$ W15 \$.											

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