PT OF LOT 9 (S-1)
IN OR 1103/1628
DRAINAGE ESMT OR 1079/533

CRIDER WILLIAM A JR
PO BOX 398
STILLMORE, GA 30464

2025

00-00-30-0760-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

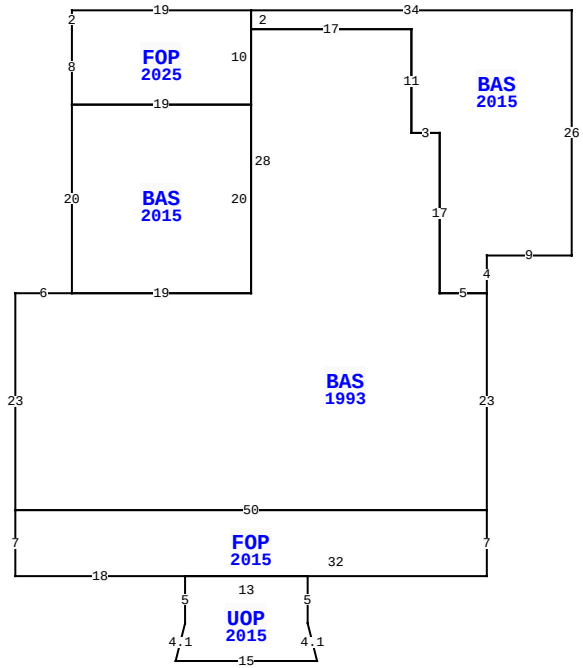
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1993	1,677	186,084
BAS	380	100	2015	380	42,166
BAS	457	100	2015	457	50,710
FOP	350	30	2015	105	11,651
FOP	190	30	2025	57	6,325
UOP	121	20	2015	24	2,663
TOTALS	3,175			2,700	299,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	101.2800	133.69	360,963	1910	1990	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 0 Heated Area: 2514 HX Base Yr



4897 SUAREZ BLUFF RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	335,453
TOTAL MARKET OB/XF VALUE	136,416
TOTAL LAND VALUE - MARKET	1,555,200
TOTAL MARKET VALUE	2,027,069
SOH/AGL Deduction	0
ASSESSED VALUE	2,027,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,027,069
TOTAL JUST VALUE	2,027,069
NCON VALUE	45,736
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,875,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23005308	DEMO SHED	2,000	04/24/2023
230005138	DGR 1096SF	72,862	04/20/2023
B1428859	ADDITION	175,000	06/01/2014
B9906481	REMODEL	10,000	10/01/1999
M994012	H/AC	4,000	10/01/1999
P993599	OTHER	3,800	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/1628	12/30/2002	WD	U	I	07	100
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: CRIDER WILLIAM A JR						
1079/0536	9/06/2002	WD	Q	I		1,200,000
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: CRIDER WILLIAM A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-53,30] W6 S23 E50 N23 W5 N17 W3 N11 W17 S28 W19 $
BAS=[YR=2015;ORIG=0,0] W34 S2 E17 S11 E3 S17 E5 N4 E9 N26 $
BAS=[YR=2015;ORIG=-53,10] S20 E19 N20 W19 $
FOP=[YR=2015;ORIG=-59,53] S7 E18 E32 N7 W50 $
FOP=[YR=2025;ORIG=-34,0] W19 S2 S8 E19 N10 $
UOP=[YR=2015;ORIG=-41,60] S5 D4L1 E15 U4L1 N5 W13 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	0	0	0	1,642.00	SF	6.50	6.50	100	1999	1999	3	75	8,005	
3	0350	CARPORT WD	0	0	14	10	140.00	SF	13.00	13.00	100	2015	2015	3	65	1,183	
4	0300	BOAT DCK W	0	0	0	0	1,474.00	SF	40.00	40.00	100	2005	2005	3	36	21,226	
5	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
6	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2005	2005	3	36	1,872	
7	0322	BOAT LFT L	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2005	2005	3	22	660	
8	0825	BRICK	0	0	0	0	232.00	SF	12.50	12.50	100	2015	2015	3	98	2,842	
9	0921	CWALL-CC P	0	0	0	0	169.00	LF	660.00	660.00	100	2005	2005	3	84	93,694	
10	0810	CONCRETE A	0	0	0	0	752.00	SF	6.50	6.50	100	2025	2024		100	4,888	

TOTAL OB/XF 136,416

LAND DESCRIPTION

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	000132	C	RES RIVER	0		RSF-	1162.00	470.00	162.00	FF		1.00	1.00	1.20	8,000.00	9,600.00	1,555,200							

REVIEW DATE 04/09/2024 BY HS Total Acres: 0.00 Total Land Value: 1,555,200 Market: 0 Agricultural: 0 Common: 1,555,200 PRINTED 07/30/2025 BY SYS

PT OF LOT 9 (S-1)
IN OR 1103/1628
DRAINAGE ESMT OR 1079/533

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2025

00-00-30-0760-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

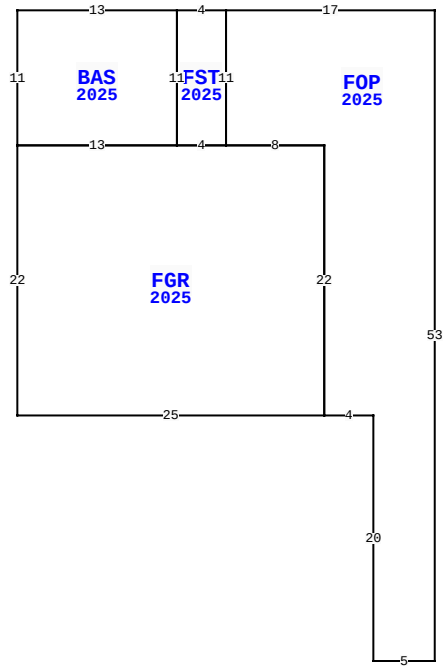
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100	2025	143	8,337
FGR	550	55	2025	302	17,607
FOP	485	30	2025	146	8,512
FST	44	55	2025	24	1,399
TOTALS	1,222			615	35,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	615	110.0000	58.30	35,854	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U – 0% - 2025 Heated Area: 143 HX Base Yr



4897 SUAREZ BLUFF RD, FERNANDINA BEACH

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XF DATE		LAND DATE	04/16/2025 MLU
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BASE TAXABLE VALUE	2,027,069
TOTAL JUST VALUE	2,027,069
NCON VALUE	45,736
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,875,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906220	HOUSEMVING	0	07/27/1999
E996290	REMODEL	4,500	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/1628	12/30/2002	WD	U	I	07	100
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: CRIDER WILLIAM A JR						
1079/0536	9/06/2002	WD	Q	I		1,200,000
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: CRIDER WILLIAM A JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=-20,-10] W17 S11 E8 S22 E4 S20 E5 N53 $
FST=[YR=2025;ORIG=-37,-10] W4 S11 E4 N11 $
BAS=[YR=2025;ORIG=-41,-10] W13 S11 E13 N11 $
FGR=[YR=2025;ORIG=-54,1] E13 E4 E8 S22 W25 N22 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/09/2024 BY HS Total Acres: 0.00 Total Land Value: 1,555,200 Market: 0 Agricultural: 0 Common: 1,555,200 PRINTED 07/30/2025 BY SYS