

W580 FT OF S80 FT OF N160 FT
OF LOT 5 OR 2716/755
SUB OF S0 PT SEC 12 DB 39/292

LOHMAN FAMILY TRUST/LOHMAN THOMAS F TRUSTEE
4921 SUAREZ BLUFF ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0005-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1993	1,416	230,785
BAS	64	100	2010	64	10,431
BAS	88	100	2010	88	14,342
BAS	200	100	2010	200	32,597
BAS	286	100	2010	286	46,613
DCK	28	10	2010	3	489
DCK	28	10	2010	3	489
DCK	132	10	2010	13	2,119
FGR	754	55	2010	415	67,638
FOP	40	30	2010	12	1,956
TOTALS	4,990			3,859	628,954

** This building has 15 Sub-Areas

4921 SUAREZ BLUFF RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/01/2026 MLU

EXTRA FEATURES															TOTAL OB/XF				
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		
1	0510	GARAGE WD-	0	100	26	32	832.00	SF	35.00	35.00	100	1983	1983	3	20	5,824			
2	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	100	1995	1995	3	20	432			
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200			
5	0350	CARPORT WD	0	100	20	7	140.00	SF	13.00	13.00	100	1995	1995	3	20	364			
6	0940	SHEDS/PORT	0	100	0	0	136.00	SF	30.00	30.00	100	2000	2000	3	20	816			
7	0300	BOAT DCK W	0	100	0	0	911.00	SF	40.00	40.00	100	1995	1995	3	20	7,288			
8	0303	FLT DOCK W	0	100	18	10	180.00	SF	26.00	26.00	100	1995	1995	3	20	936			
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460			
10	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600			
11	0920	CWALL-WD/M	0	100	0	0	80.00	LF	390.00	390.00	100	1995	1995	3	20	6,240			

LAND DESCRIPTION										TOTAL OB/XF										24,160									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RSF-1	80.00	565.00	80.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	680,000												
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REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 680,000 Market: 0 Agricultural: 0 Common: 680,000 PRINTED 07/09/2026 BY SYS