

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

2026

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

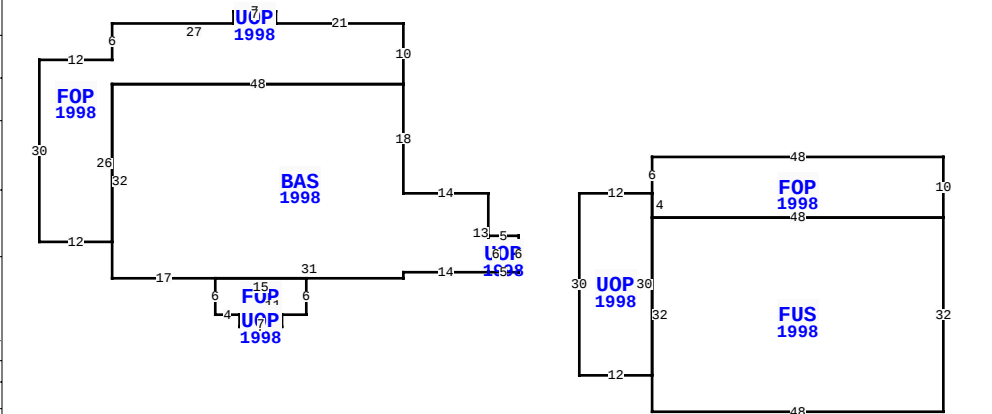
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1998	1,718	341,217
FOP	90	30	1998	27	5,362
FOP	480	30	1998	144	28,600
FOP	840	30	1998	252	50,051
FUS	1,536	100	1998	1,536	305,069
UOP	14	20	1998	3	596
UOP	14	20	1998	3	596
UOP	30	20	1998	6	1,192
UOP	360	20	1998	72	14,300
TOTALS	5,082			3,761	746,982

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	
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	
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	NOTES
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	229.61	863,563	1998	1998	0	0	13.50	86.50
1 SFR CUST			100% - 2000	Heated Area: 3254				HX Base Yr 2000			



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/01/2026 MLU

TOTAL OB/XF											
18,703											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		746,982	
TOTAL MARKET OB/XF VALUE		18,703	
TOTAL LAND VALUE - MARKET		1,466,250	
TOTAL MARKET VALUE		2,231,935	
SOH/AGL Deduction		1,551,887	
ASSESSED VALUE		680,048	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		628,637	
TOTAL JUST VALUE		2,231,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,119,048	

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
2788/515	5/13/2025	WD U	I	I	11
GRANTOR: MORRISSEY BRIAN D & A					
GRANTEE: PAINTER JENNIFER S					
0714/0669	9/19/1994	WD U	I	I	12
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 \$.											