PT OF NW1/2 OF LOT 8
IN OR 795 PG 1045
SUB OF SO PT SEC 12 DB 39/292

POTEAT BOBBY KENT
4903 SUAREZ BLUFF ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0008-0110

BUILDING CHARACTERISTICS

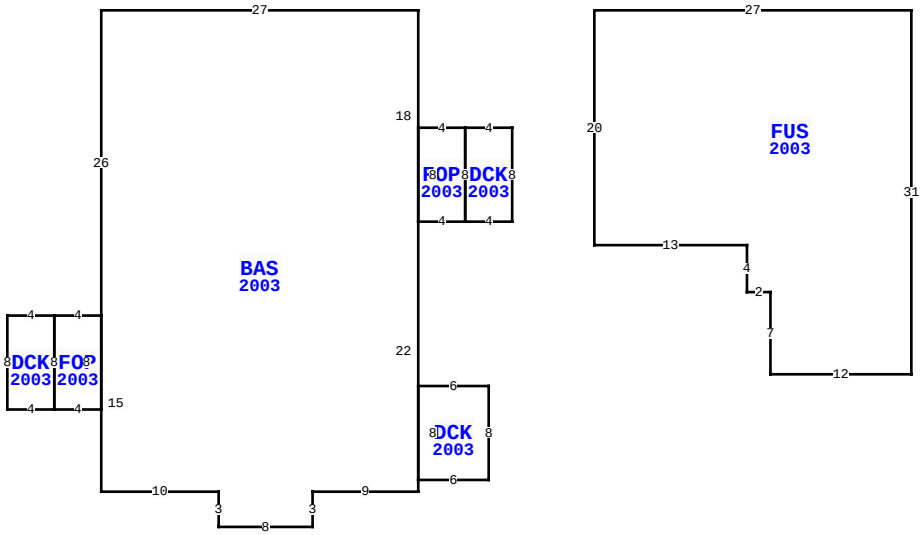
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,131	100	2003	1,131	183,095
DCK	32	10	2003	3	486
DCK	32	10	2003	3	486
DCK	48	10	2003	5	809
FOP	32	30	2003	10	1,619
FOP	32	30	2003	10	1,619
FUS	680	100	2003	680	110,083
TOTALS	1,987			1,842	298,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,842	130.1300	180.88	333,181	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2004 Heated Area: 1811 HX Base Yr 2004



4903 SUAREZ BLUFF RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,197
TOTAL MARKET OB/XF VALUE		37,688
TOTAL LAND VALUE - MARKET		722,500
TOTAL MARKET VALUE		1,058,385
SOH/AGL Deduction		365,662
ASSESSED VALUE		692,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		641,312
TOTAL JUST VALUE		1,058,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		979,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310631	NEW CONSTR	125,000	01/01/2003
R034706	REPAIR/RRF	3,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1045	6/04/1997	QC	Q	V	01	100

GRANTOR: POTEAT MARY KENT

GRANTEE: POTEAT BOBBY KENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 S26 FOP=[YR=2003] W4 DCK=[YR=2003] W4 S8 E4 N8 $ S8 E4 N8 $ S15 E10 S3 E8 N3 E9 N1 DCK=[YR=2003] E6 N8 W6 S8 $ N22 FOP=[YR=2003] E4 DCK=[YR=2003] E4 N8 W4 S8 $ N8 W4 S8 $ N18 $ PTR= E15 FUS=[YR=2003] E27 S31 W12 N7 W2 N4 W13 N20 $ W15 $.

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
2	1242	WD DECK A	0	100	0	0	149.00	SF	10.00	10.00	100	2003	2003	3	20	298	
3	1242	WD DECK A	0	100	0	0	676.00	SF	10.00	10.00	100	2005	2005	3	21	1,420	
4	0940	SHEDS/PORT	0	100	11	10	110.00	SF	30.00	30.00	100	2005	2005	3	21	693	
5	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1995	1995	3	20	840	
6	0350	CARPORT WD	0	100	10	16	160.00	SF	13.00	13.00	100	2005	2005	3	21	437	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2005	2005	03	85	34,000	

LAND DESCRIPTION

TOTAL OB/XF 37,688

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	100		RSF-1	85.00	260.00	85.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	722,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 722,500 Market: 0 Agricultural: 0 Common: 722,500 PRINTED 07/09/2026 BY SYS