



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

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Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM		MKT AREA	10
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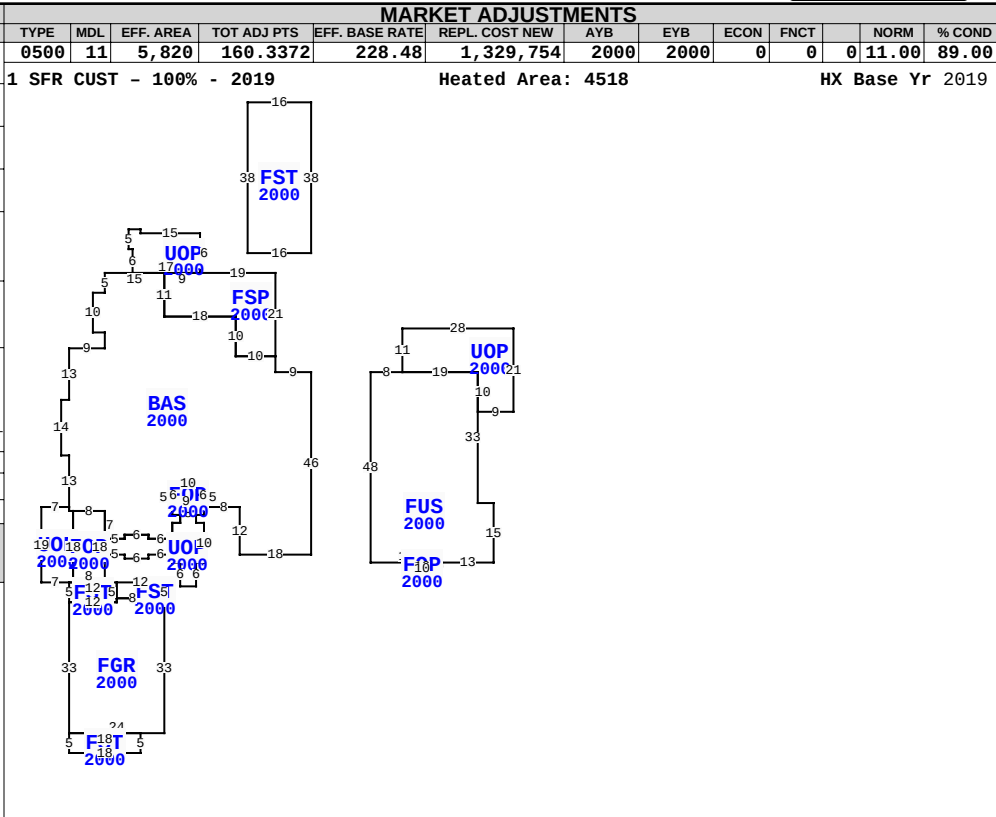
NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,162	100	3,162	642,984
FGR	800	55	440	89,473
FOP	10	30	3	610
FOP	60	30	18	3,661
FOP	144	30	43	8,744
FSP	408	40	163	33,145
FST	52	55	29	5,897
FST	60	55	33	6,711
FST	90	55	50	10,167
FST	608	55	334	67,918
TOTALS	7,690		5,820	1,183,481

EXTRA FEATURES	
L N	OB/XF CODE
1	0504 FP-ELECTRI
2	0825 BRICK
3	1126 CB/STC 8"
4	0462 ST/AL FNC

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2000	2000	3	85	1,700	
2	0825	BRICK	0	100	0	0	2,494.00	SF	12.50	100	2000	2000	3	94	29,305	
3	1126	CB/STC 8"	0	100	0	0	268.00	SF	8.00	100	2000	2000	3	80	1,715	
4	0462	ST/AL FNC	0	100	0	0	54.00	SF	10.00	100	2000	2000	3	29	157	

LAND DESCRIPTION	
L N	USE CODE
1	000140 C
2	000140 C



** This building has 15 Sub-Areas

48 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,820	160.3372	228.48	1,329,754	2000	2000	0	0	11.00	89.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,183,481
TOTAL MARKET OB/XF VALUE	32,877
TOTAL LAND VALUE - MARKET	975,000
TOTAL MARKET VALUE	2,191,358
SOH/AGL Deduction	821,148
ASSESSED VALUE	1,370,210
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	1,320,210
TOTAL JUST VALUE	2,191,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,609,959

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803122	WINDOWS	60,000	03/27/2018
B1801089	REMODEL	55,000	02/01/2018
B9905932	NEW CONSTR	350,000	04/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/0675	8/31/2020	WD	U	V	37

GRANTOR: CORREA JUAN J	
GRANTEE: REVOCABLE TRUST OF	
2305/1148	9/20/2019 QC U I 11 100
GRANTOR: BLUM ERIC L & CAROL A	
GRANTEE: BLUM ERIC REV TRUST	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W9 N4 FSP=[YR=2000] N21 W19 UOP=[YR=2000] N2 E1 N6 W1 N2 W15 N1 W3 S5 E1 S6 E17 \$ W9 S11 E18 S10 E10 \$ W10 N10 W18 N11 W15 S5 W3 S10 E3 S4 W9 S13 W2 S14 E2 S13 UOP=[YR=2000] W7 S19 E7 FST=[YR=2000] S5 FGR=[YR=2000] S33 FST2000 = S5 E18 N5 W18 \$ E24 N33 FST=[YR=2000] N5 W12S4E8S1E4\$ W4N1W8S1W12\$E12N5W12\$E1N18W1N1 \$ S1 E1FOP=[YR=2000] S18E8N18W8\$ E8 S7UOP=[YR=2000] S4E5S1E6N1E6S2E2 S6 E4N6E2N10W2N2E2N2FOP=[YR=2000] E1N6 W10S6E9\$W8S2E2 S2W2S4W6 N1W6S1 W5\$E5N1 E6S1E6 N4E2N2W2N2 W1 N5 E10S5 E8 S12 E18 N46 \$ PTR= E15 FUS=[YR=2000] E8UOP=[YR=2000] N11 E28 S21 W9 N10 W19\$ E19S33E4 S15 W13 FOP=[YR=2000] S1W10N1E10\$W18N48\$ W15\$ PTR= N30 FST=[YR=2000]	

LAND DESCRIPTION		TOTAL OB/XF 32,877														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00
2	000140	C	SFR GOLF A	100		PUD	0.00	0.00	0.50	LT		1.00	1.00	1.00	650,000.00	650,000.00