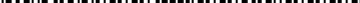


BLUM ERIC L REVOCABLE TRUST/RICHTER CAROL REVOCABLE
48 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

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.

2. 100

Units

0 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

10

NEIGHBORHOOD/LOC

10007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

3,162

100

3,162

673,036

FGR

800

55

440

93,654

FOP

10

30

3

639

FOP

60

30

18

3,831

FOP

144

30

43

9,153

FSP

408

40

163

34,695

FST

52

55

29

6,173

FST

60

55

33

7,024

FST

90

55

50

10,643

FST

608

55

334

71,092

TOTALS

7,690

5,820

1,238,795

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

1

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2000

2000

3

84

1,680

2

0825

BRICK

0 100

0

0

2,494.00

SF

12.50

12.50

100

2000

2000

3

94

29,305

3

1126

CB/STC 8"

0 100

0

0

268.00

SF

8.00

8.00

100

2000

2000

3

79

1,694

4

0462

ST/AL FNC

0 100

0

0

54.00

SF

10.00

10.00

100

2000

2000

3

28

151

LAND DESCRIPTION

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

1

000140

C

SFR GOLF A

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

750,000.00

750,000.00

750,000

2

000140

C

SFR GOLF A

100

PUD

0.00

0.00

0.50

LT

1.00

1.00

1.00

750,000.00

750,000.00

375,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

1,125,000

Market:

0

Agricultural:

0

Common:

1,125,000

PRINTED 08/06/2024 BY SYS

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

240.51

1,399,768

2000

2000

0

0

11.50

88.50

VALUATION BY

Tax Group: 5

Tax Dist:

BUILDING MARKET VALUE

1,238,795

TOTAL MARKET OB/XF VALUE

32,830

TOTAL LAND VALUE - MARKET

1,125,000

TOTAL MARKET VALUE

2,396,625

SOH/AGL Deduction

985,309

ASSESSED VALUE

1,411,316

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

1,361,316

TOTAL JUST VALUE

2,396,625

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

2,191,358

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

SALE PRICE

2388/0675

8/31/2020

WD

U

V

37

254,400

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]