

BLAIR KAREN E
40 LONG POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0012-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1			
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 5		Tax Dist:							
BUILDING MARKET VALUE				1,229,562					
TOTAL MARKET OB/XF VALUE				32,781					
TOTAL LAND VALUE - MARKET				750,000					
TOTAL MARKET VALUE				2,012,343					
SOH/AGL Deduction				296,606					
ASSESSED VALUE				1,715,737					
TOTAL EXEMPTION VALUE				0					
BASE TAXABLE VALUE				1,715,737					
TOTAL JUST VALUE				2,012,343					
NCON VALUE				50,799					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				1,909,414					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B240005912		SCREEN ENC T-610		14,000		05/15/2024			
M11081		MECH OTHER		0		02/01/2006			
P09903		OTHER		0		08/01/2005			
E0515084		ELEC OTHER		3,000		06/01/2005			
C0515279		CO ISSUED		857,000		05/01/2005			
R0507664		REPAIR/RRF		16,800		05/01/2005			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2426/0326		12/16/2020		QC	U	I	11	220,000	
GRANTOR: MULHOLLAND KRISTEN E									
GRANTEE: BLAIR R CARY & KARE									
2419/0328		12/16/2020		QC	U	I	11	100	
GRANTOR: BLAIR HOLDING LLC									
GRANTEE: BLAIR R CARY & KARE									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=-29,2] N1 W21 W9 S37 W3 S13 E3 S3 S30 E36 N54 W6 N28 \$									
FUS=[YR=2006;ORIG=15,0] E33 S35 W33 N35 \$									
FOP=[YR=2006;ORIG=-20,2] W9 S28 E6 S54 W36 S9 E34 E10 N1 E1 N7 W1 N62 U5L5 N16 \$									
FGR=[YR=2006;ORIG=-23,103] W1 S32 E24 N32 W23 \$									
SFB=[YR=2006;ORIG=0,0] U6L6 W8 D6L6 S2 S16 D6R6 E8 U6R6 N18 \$									
UOP=[YR=2006;ORIG=-14,85] E14 N18 W15 S18 E1 \$									
UOP=[YR=2006;ORIG=0,103] N11 W15 S1 W2 S10 E17 \$									
UOP=[YR=2006;ORIG=-59,54] W8 S15 E8 N15 \$									
FOP=[YR=2006;ORIG=-23,97] S6 E6 N10 W6 S4 \$									
UOP=[YR=2006;ORIG=-59,93] S3 E10 N3 W10 \$									
ND LSE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000									
Common: 750,000 PRINTED 07/30/2025 BY SYS									