

BLOCK 13 LOT 18
IN OR 2060/846
AMERICAN BEACH SUB #2 PB 3/6

MATHURIN MARIE & JEAN L
27 NORTH MUNROE TERRACE
DORCHESTER, MA 02122

2023

00-00-30-010B-0013-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

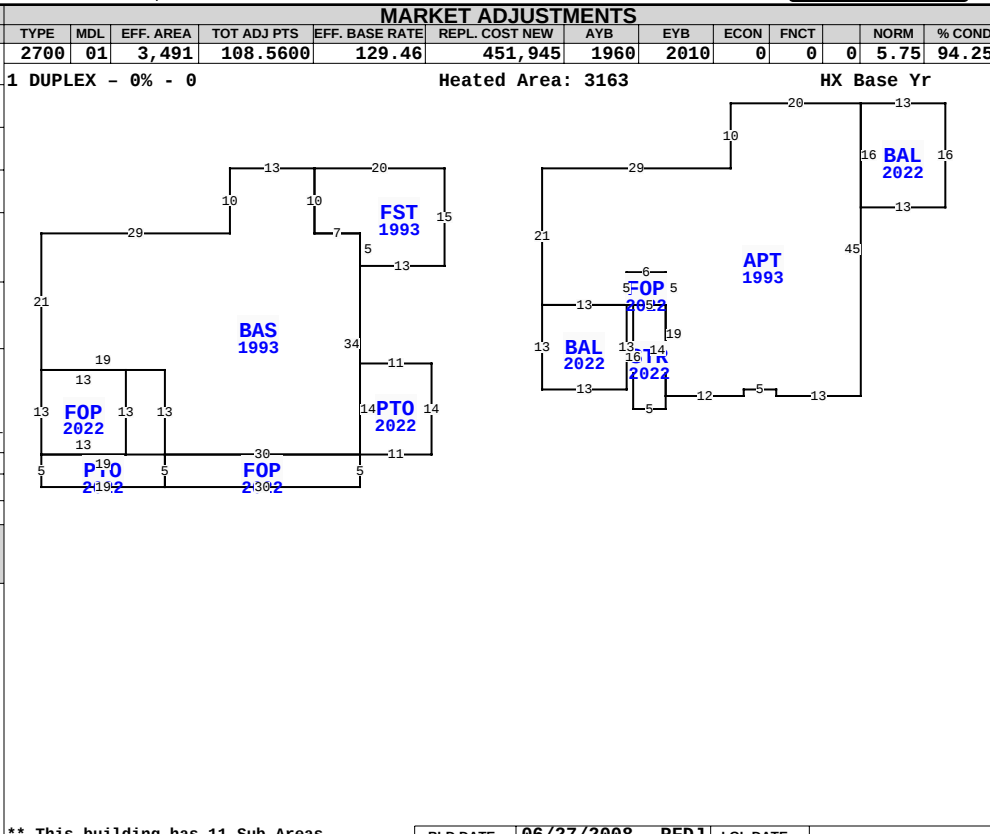
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,614	100	1,614	196,933
BAL	169	15	25	3,051
BAL	208	15	31	3,782
BAS	1,549	100	1,549	189,003
FOP	30	30	9	1,098
FOP	150	30	45	5,491
FOP	169	30	51	6,222
FST	265	55	146	17,814
PTO	95	5	5	610
PTO	154	5	8	976
TOTALS	4,483		3,491	425,958

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805	
2	0855	CONC PAVER	0	0	0	120.00	SF	10.00	10.00	100	2022	2022	3	100	1,200	
3	0855	CONC PAVER	0	0	0	105.00	SF	10.00	10.00	100	2022	2022	3	100	1,050	
4	1076	TRELLIS A	0	0	10	80.00	SF	7.50	7.50	100	2022	2022	3	100	600	

LAND DESCRIPTION			TOTAL OB/XF 3,655													
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	000800	C	MULTI-FAM	0	0008	RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00

REVIEW DATE 11/21/2022 BY DJ



** This building has 11 Sub-Areas

5454 LEE ST, FERNANDINA BEACH

BLD DATE	06/27/2008	PFDJ
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	425,958		
TOTAL MARKET OB/XF VALUE	3,655		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	729,613		
SOH/AGL Deduction	211,137		
ASSESSED VALUE	518,476		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	518,476		
TOTAL JUST VALUE	729,613		
NCON VALUE	348,886		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,042		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003126	REPAIR/RRF	145,000	04/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/0846	7/22/2016	WD	Q	I	01	124,000
GRANTOR: PANTINO CHARLES A & N						
GRANTEE: MATHURIN MARIE & JE						
1902/1449	2/13/2014	QC	U	I	11	100
GRANTOR: PANTINO CHARLES A						
GRANTEE: PANTINO CHARLES A &						

BUILDING NOTES																
BUILDING DIMENSIONS																
FST=[YR=1993] W20 BAS=[YR=1993] W13 S10 W29 S21 FOP=[YR=2022] S13 PTO=[YR=2022] S5 E19 FOP=[YR=2022] E30 N5 W30 S5\$ N5 W19\$ E13 N13 W13\$ E19 S13 E30 PTO=[YR=2022] E11 N14 W11 S14\$ N34 W7 N10\$ S10 E7 S5 E13 N15\$ PTR=E15 APT=[YR=1993] E29 N10 E20 BAL=[YR=2022] E13 S16 W13 N16\$ S45 W13 N1 W5 S1 W12 STR=[YR=2022] S2 W5 N16 FOP=[YR=2022] W1 N5 E6 S5 W5\$ E5 S14\$ N19 W6 S5 BAL=[YR=2022] S13 W13 N13 E13\$ W13 N21\$ W15\$.																

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS