BLOCK 1 LOT 17
IN OR 1303/1812
AMERICAN BEACH #3 PB 3/19

MATHURIN JEAN LUC & MARIE J
25 ISLAND AVE
QUINCY, MA 02169

**2023**

**00-00-30-010C-0001-0170**

## BUILDING CHARACTERISTICS

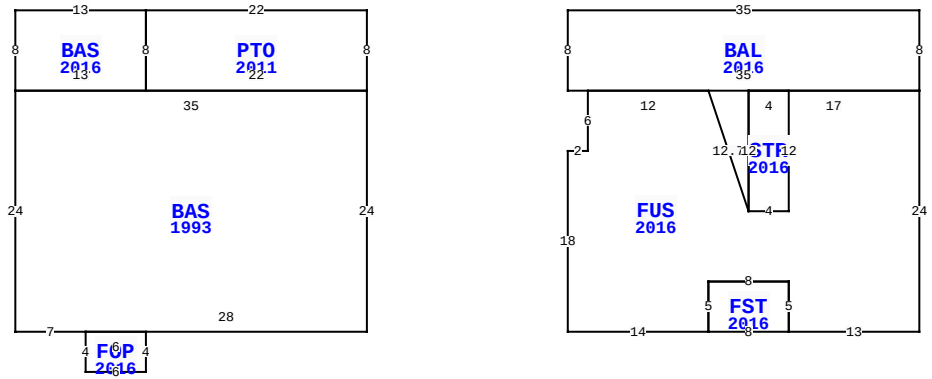
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 280 | 15 | 42 | 3,549 |
| BAS | 840 | 100 | 840 | 70,983 |
| BAS | 104 | 100 | 104 | 8,789 |
| FOP | 24 | 30 | 7 | 591 |
| FST | 40 | 55 | 22 | 1,859 |
| FUS | 764 | 100 | 764 | 64,561 |
| PTO | 176 | 5 | 9 | 760 |
| STR | 48 | 10 | 5 | 423 |
| TOTALS | 2,276 | | 1,793 | 151,515 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,793 | 111.8000 | 100.90 | 180,914 | 1965 | 1985 | 0 | 0 | 0 | 16.25 | 83.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1708 HX Base Yr




5572 GREGG ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 151,515 |
| TOTAL MARKET OB/XF VALUE | 3,228 |
| TOTAL LAND VALUE - MARKET | 880,000 |
| TOTAL MARKET VALUE | 1,034,743 |
| SOH/AGL Deduction | 344,691 |
| ASSESSED VALUE | 690,052 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 690,052 |
| TOTAL JUST VALUE | 1,034,743 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 882,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530588 | AD750SF | 109,000 | 06/01/2015 |
| 0378 | CHNGE SRVC | 400 | 08/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1303/1812 | 3/23/2005 | WD | U | I | 01 | 675,000 |
| GRANTOR: ROOKS MILTON P & NOLI | | | | | | |
| GRANTEE: MATHURIN JEAN L & M | | | | | | |
| 0731/0775 | 6/12/1995 | PR | U | I | 01 | 100 |
| GRANTOR: ROOKS MILTON P P/R FO | | | | | | |
| GRANTEE: ROOKS MILTON P & NO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2011] W22 BAS=[YR=2016] W13 S8 BAS=[YR=1993] S24 E7
FOP=[YR=2016] S4 E6 N4 W6$ E28 N24 W35$ E13 N8$ S8 E22 N8$
PTR=E20 BAL=[YR=2016] E35 S8 FUS=[YR=2016] S24 W13
FST=[YR=2016] W8 N5 E8 S5$ N5 W8 S5 W14 N18 E2 N6 E12 D12 R4
STR=[YR=2016] E4 N12 W4 S12$ N12 E17$ W35 N8$ W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 0 | 24 | 4 | 96.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 605 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 13 | 40 | 520.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 2,623 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,228

| 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 | 000120 | C | SFR OCN FT | 0 | | RS-2 | 55.00 | 154.00 | 55.00 | FF | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 880,000 | | | | | | | |

REVIEW DATE 02/21/2020 BY DJP Total Acres: 0.00 Total Land Value: 880,000 Market: 0 Agricultural: 0 Common: 880,000 PRINTED 08/02/2023 BY SYS