

MATHURIN MARIE & JEAN-LUC
125 ISLAND AVENUE
QUINCY, MA 02171

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08

Conc Block 80WD ON PLY 20

Roof Structur03

GABLE/HIP 100COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo11

CLAY TILE 100

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame

02 WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00 NONE 100

Quality

06 Quality Level 06

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA03

NEIGHBORHOOD/LOC

3038.00

TOTALS

1,0841,073114,914

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000603.00SF5.205.2010019721972324753

20810CONCRETE A0000492.00SF6.506.5010019721972324768

30476VF 6 SBPL0000138.00LF32.0032.00100200420043662,915

40470VNYL GATE00001.00UT300.00300.0010020042004366198

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RS-250.00106.0050.00FF1.001.001.006,000.006,000.00300,000

REVIEW DATE01/12/2016BYDJX

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,073128.5700116.03124,50019722008007.7092.30

1 SINGLE FAM - 0% - 0

Heated Area: 1068

HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

1748 LEWIS ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE148,677

TOTAL MARKET OB/XF VALUE4,634

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE453,311

SOH/AGL Deduction91,235

ASSESSED VALUE362,076

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE362,076

TOTAL JUST VALUE453,311

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE329,160

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2458/08804/30/2021WDQI01385,000

GRANTOR: ACCENT PROPERTY SOLUT

GRANTEE: MATHURIN MARIE & JE

2447/00163/26/2021WDQI01250,000

GRANTOR: HOMELAND CONSTRUCTION

GRANTEE: ACCENT PROPERTY SOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S30 E10 S9 E12 N9 E10 N24 FOP=[YR=1993] E4 N4 W4 S4 \$ N6 \$.

[illegible]