

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

MATHURIN MARIE & JEAN L
5454 LEE ST
FERNANDINA BEACH, FL 32034

2024

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	205,331
BAL	169	15	25	3,181
BAL	208	15	31	3,944
BAS	1,549	100	1,549	197,062
FOP	30	30	9	1,145
FOP	150	30	45	5,725
FOP	169	30	51	6,488
FST	265	55	146	18,574
PTO	95	5	5	637
PTO	154	5	8	1,018
TOTALS	4,483		3,491	444,121

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	120.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	105.00	SF	10.00
4	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0008	RSF-2	50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	3,491	108.5600	135.70	473,729	1960	2010	0	0	6.25	93.75
1 DUPLEX - 0% - 0											
Heated Area: 3163											
HX Base Yr											
** This building has 11 Sub-Areas											
5454 LEE ST, FERNANDINA BEACH											

BLD DATE	06/27/2008	PFDJ	LGL DATE	
XF DATE			LAND DATE	04/15/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			444,121
TOTAL MARKET OB/XF VALUE			3,608
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			822,729
SOH/AGL Deduction			252,405
ASSESSED VALUE			570,324
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			570,324
TOTAL JUST VALUE			822,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			729,613

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
2060/0846	7/22/2016	WD	Q	I	01
GRANTOR: PANTINO CHARLES A & N					SALE PRICE
GRANTEE: MATHURIN MARIE & JE					124,000
1902/1449	2/13/2014	QC	U	I	11
GRANTOR: PANTINO CHARLES A					100
GRANTEE: PANTINO CHARLES A &					

BUILDING NOTES									
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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\$.									