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

2024

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

BUILDING CHARACTERISTICS

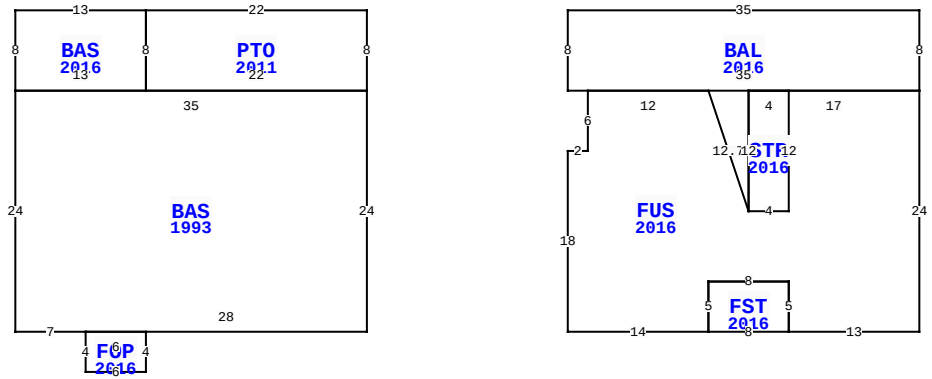
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	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	3,725
BAS	840	100	840	74,495
BAS	104	100	104	9,223
FOP	24	30	7	620
FST	40	55	22	1,951
FUS	764	100	764	67,755
PTO	176	5	9	798
STR	48	10	5	443
TOTALS	2,276		1,793	159,013

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	106.21	190,435	1965	1985	0	0	0	16.50	83.50

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



5572 GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	159,013
TOTAL MARKET OB/XF VALUE	3,228
TOTAL LAND VALUE - MARKET	990,000
TOTAL MARKET VALUE	1,152,241
SOH/AGL Deduction	393,184
ASSESSED VALUE	759,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	759,057
TOTAL JUST VALUE	1,152,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,034,743

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		RG-1	55.00	154.00	55.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	990,000							

REVIEW DATE 02/21/2020 BY DJP Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS