BLOCK 3 LOT 22
AMERICAN BEACH SUB #1
PB 2/42

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

2025

00-00-30-010A-0003-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	572,250
TOTAL MARKET VALUE	572,250
SOH/AGL Deduction	28,204
ASSESSED VALUE	544,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,046
TOTAL JUST VALUE	572,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/1082	11/12/2021	WD	U	V	40	350,000
GRANTOR: EDWARDS JAMES W LIVIN						
GRANTEE: MATHURIN MARIE J &						
2505/1917	10/15/2021	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: EDWARDS JAMES W LIV						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RSF-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	10,500.00	11,445.00	572,250							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 572,250 Market: 0 Agricultural: 0 Common: 572,250 PRINTED 07/30/2025 BY SYS