



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,614	100	1993	1,614	215,674
BAL	169	15	2022	25	3,341
BAL	208	15	2022	31	4,142
BAS	1,549	100	1993	1,549	206,989
FOP	30	30	2022	9	1,203
FOP	150	30	2022	45	6,014
FOP	169	30	2022	51	6,815
FST	265	55	1993	146	19,510
PTO	95	5	2022	5	669
PTO	154	5	2022	8	1,069
TOTALS	4,483			3,491	466,492

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-FAMILY	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	% COND
2700	01	3,491	108.5600	143.30	500,260	1960	2010	0	0	6.75 93.25
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			466,492
TOTAL MARKET OB/XF VALUE			3,533
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			845,025
SOH/AGL Deduction			217,669
ASSESSED VALUE			627,356
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			627,356
TOTAL JUST VALUE			845,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			822,729

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
2796/696	6/16/2025	QC	U	I	11
GRANTOR: MATHURIN MARIE & JEAN					
GRANTEE: CASA AZUL REAL ESTA					
2060/0846	7/22/2016	WD	Q	I	01
GRANTOR: PANTINO CHARLES A & N					
GRANTEE: MATHURIN MARIE & JE					

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\$.									