BLOCK 5 LOT 3
AMERICAN BEACH 3 SECT #2 PB4/1

1748 REAL ESTATE INVESTMENTS LLC
25 ISLAND AVENUE
QUINCY, MA 02169

2025

00-00-30-010D-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	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

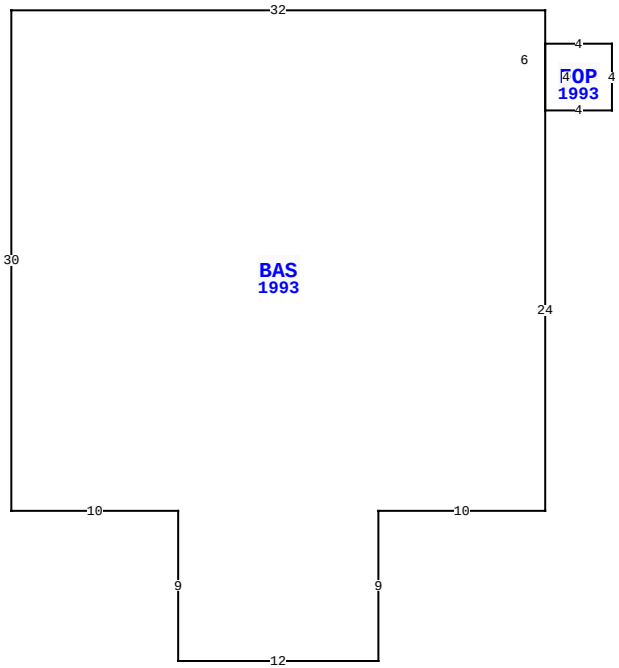
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1993	1,068	125,229
FOP	16	30	1993	5	586
TOTALS	1,084			1,073	125,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,073	128.5700	128.57	137,956	1972	2008	0	0	0	8.80	91.20

1 SINGLE FAM – 0% - 0 Heated Area: 1068 HX Base Yr



1748 LEWIS 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	162,807
TOTAL MARKET OB/XF VALUE	4,271
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	542,078
SOH/AGL Deduction	103,966
ASSESSED VALUE	438,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,112
TOTAL JUST VALUE	542,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	535,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941263	CHNGE SRVC	400	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/693	6/16/2025	QC	U	I	11	100
GRANTOR: MATHURIN MARIE & JEAN						
GRANTEE: 1748 REAL ESTATE IN						
2458/0880	4/30/2021	WD	Q	I	01	385,000
GRANTOR: ACCENT PROPERTY SOLUT						
GRANTEE: MATHURIN MARIE & JE						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0811	CONCRETE B	0	0	0	0	603.00	SF	5.20	5.20	100	1972	1972	3	22	690	
2	0810	CONCRETE A	0	0	0	0	492.00	SF	6.50	6.50	100	1972	1972	3	22	704	
3	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2004	2004	3	61	2,694	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	

LAND DESCRIPTION

TOTAL OB/XF 4,271

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	106.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

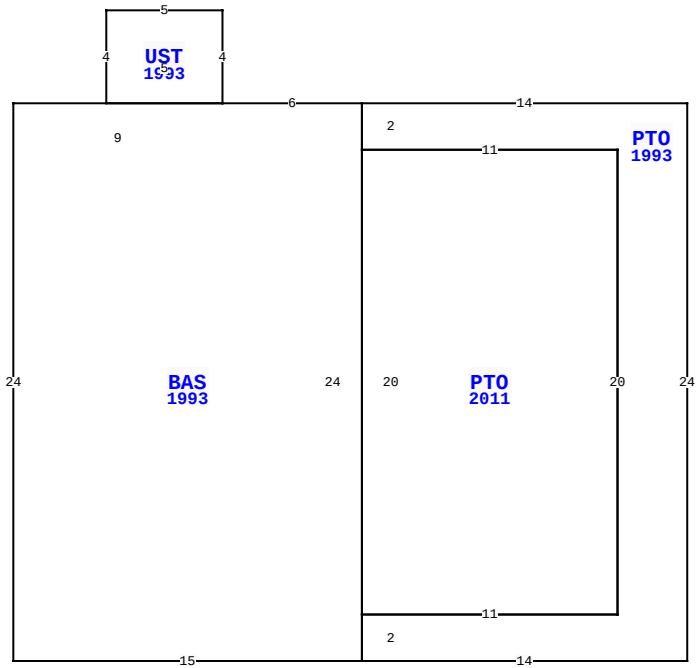
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	34,500
PTO	116	5	1993	6	575
PTO	220	5	2011	11	1,054
UST	20	45	1993	9	862
TOTALS	716			386	36,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	386	108.9000	108.90	42,035	1972	2000	0	0	0	12.00	88.00

2 SINGLE FAM – 0% - 0 Heated Area: 360 HX Base Yr



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GRANTOR: ACCENT PROPERTY SOLUT						
GRANTEE: MATHURIN MARIE & JE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W14 BAS=[YR=1993] W6 UST=[YR=1993] N4 W5 S4 E5 $ W9 S24 E15 N24 $ S2 PTO=[YR=2011] S20 E11 N20 W11 $ E11 S20 W11 S2 E14 N24 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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