

LOT 4
FLORENCE POINT PB 4/109 & 110

LONDO CLAIRE B & MATTHEW P
135 SOUTH ROW ROAD, PO BOX 658
TOWNSEND, MA 01469

2023

00-00-30-0250-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

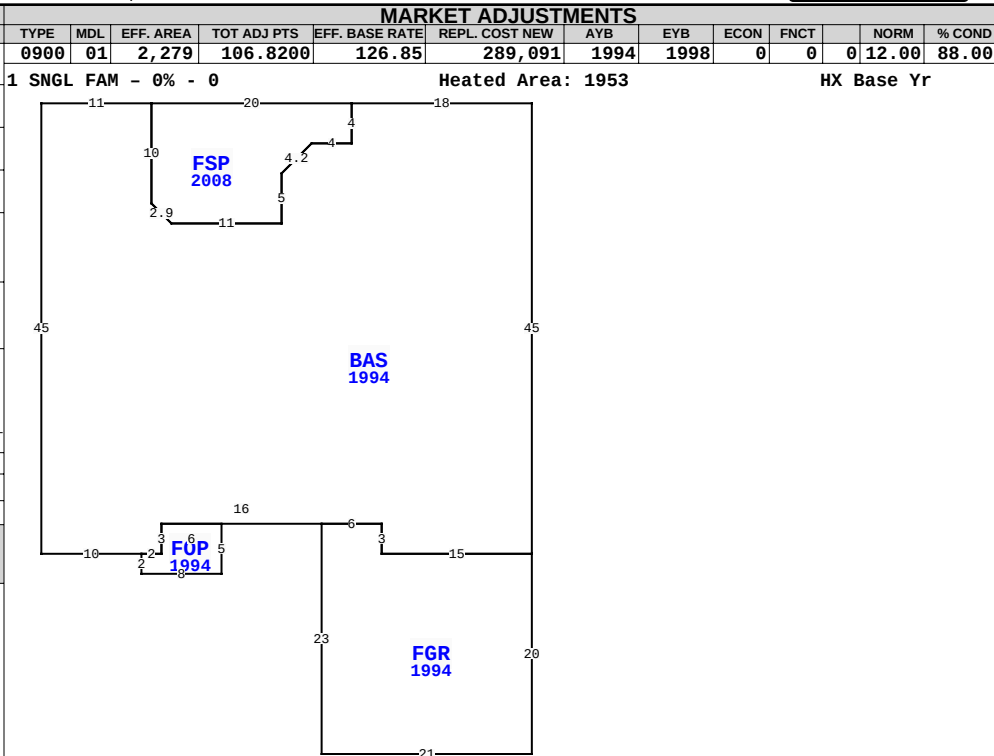
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	218,009
FGR	438	55	241	26,902
FOP	34	30	10	1,117
FSP	187	40	75	8,372

TOTALS	2,612		2,279	254,400
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,065.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	
4	0825	BRICK	0	0	9	6	54.00	SF	8.75	8.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT	



5339 FLORENCE POINT DR, FERNANDINA BEACH
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5339 FLORENCE POINT DR, FERNANDINA BEACH					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00		UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695		
1,065.00		SF	4.00	4.00	100	1994	1994	3	70	2,982		
108.00		SF	6.50	6.50	100	1994	1994	3	70	491		
54.00		SF	8.75	8.75	100	2004	2004	3	96	454		

TOTAL OB/XF											6,622	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	254,400		
TOTAL MARKET OB/XF VALUE	6,622		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	561,022		
SOH/AGL Deduction	188,356		
ASSESSED VALUE	372,666		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	372,666		
TOTAL JUST VALUE	561,022		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	397,619		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401158	NEW CONSTR	101,700	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2319/0071	11/14/2019	WD	U	I	11	100	
GRANTOR: BAGLEY CLAIRE B NKA C							
GRANTEE: LONDO CLAIRE B & MA							
1679/0280	5/26/2010	WD	Q	I	02	322,500	
GRANTOR: STRICKLAND RICHARD L							
GRANTEE: BAGLEY RENEE A & CL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W18 FSP=[YR=2008] W20 S10 R2 D2 E11 N5 R3 U3 E4 N4 \$ S4 W4 D3 L3 S5 W11 U2 L2 N10 W11 S45E10 FOP=[YR=1994] S2 E8 N5 W6 S3W2\$E2 N3 E16 FGR=[YR=1994] S23 E21 N20 W15N3 W6 \$ E6 S3 E15 N45 \$.											