

LOT 7
ESMT OR 1797/726
OAK POINT @ LONG POINT PB5/187

DESMOND JOHN S &/BERRY THOMASIN J
P O BOX 218
MARION, MA 02738

2023

03-6N-29-000P-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	11	SLATE 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

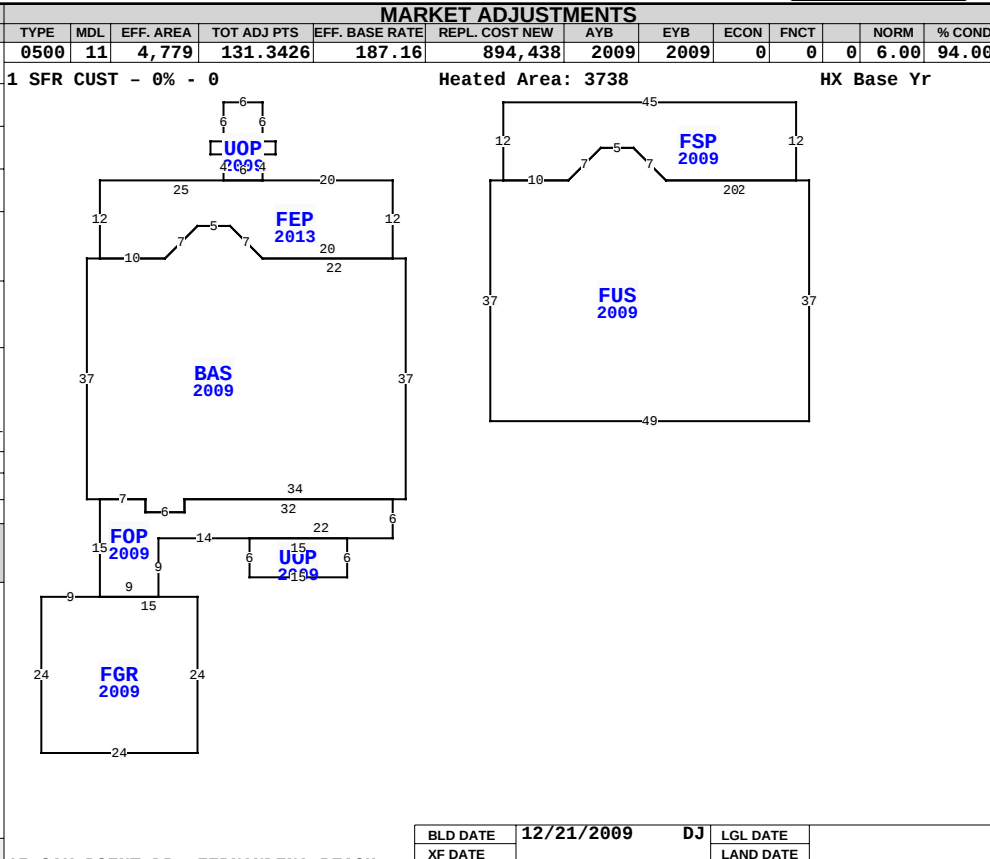
MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	329,870
FEP	490	80	392	68,965
FGR	576	55	317	55,770
FOP	339	30	102	17,945
FSP	490	40	196	34,482
FUS	1,863	100	1,863	327,758
UOP	80	20	16	2,815
UOP	90	20	18	3,167

TOTALS	5,803		4,779	840,772
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,715.00	SF	10.00
2	0855	CONC PAVER	0	0	6	6	36.00	SF	10.00
3	1242	WD DECK A	0	0	0	0	128.00	SF	11.00
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	1076	TRELLIS A	0	0	10	6	60.00	SF	11.25
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00



BLD DATE	12/21/2009	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

LAND DESCRIPTION										TOTAL OB/XF						22,514			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00			
REVIEW DATE		10/18/2016		BY	DJ	Total Acres: 0.00			Total Land Value: 500,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1					5
VALUATION SUMMARY										STANDARD					
VALUATION BY										Tax Group: 5					
Tax Dist:										840,772					
BUILDING MARKET VALUE										22,514					
TOTAL MARKET OB/XF VALUE										500,000					
TOTAL LAND VALUE - MARKET										1,363,286					
TOTAL MARKET VALUE										225,259					
SOH/AGL Deduction										1,138,027					
ASSESSED VALUE										0					
TOTAL EXEMPTION VALUE										1,138,027					
BASE TAXABLE VALUE										1,363,286					
TOTAL JUST VALUE										0					
NCON VALUE										1,034,570					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327746	REPAIR/RRF	26,000	09/01/2013
C20849	CO ISSUED	0	03/06/2009
M13826	MECH OTHER	0	05/01/2008
P12946	OTHER	0	01/01/2008
E20320	ELEC OTHER	10,000	12/01/2007
R10921	REPAIR/RRF	12,000	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/1229	8/02/2021	WD	Q	I	01	1,200,000
GRANTOR: BEVERLY MANLEY LLC						
GRANTEE: DESMOND JOHN S & TH						
2264/1382	3/28/2019	QC	U	I	11	100
GRANTOR: MANLEY BEVERLY G & GE						
GRANTEE: BEVERLY MANLEY LLC						

BUILDING NOTES									
FEP=[YR=2013] W20 UOP=[YR=2009] N4 E2 N2 W2 N6 W6 S6 W2 S2 E2 S4 E6\$ W25 S12 BAS=[YR=2009] W2 S37 E2 FOP=[YR=2009] S15 FGR=[YR=2009] W9 S24 E24 N24 W15\$ E9 N9 E14 UOP=[YR=2009] S6 E15 N6 W15\$ E22 N6 W32 S2 W6 N2 W7\$ E7 S2 E6 N2 E34 N37 W22 U5 L5 W5 L5 D5 W10\$ E10 U5 R5 E5 D5 R5 E20 N12\$ PTR=E15 FUS=[YR=2009] E2 FSP=[YR=2009] N12 E45 S12 W20 U5 L5 W5 D5 L5 W10\$ E10 U5 R5 E5 D5 R5 E22 S37 W49 N37\$ W15\$.									