

LOT 4
FLORENCE POINT PB 4/109 & 110

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

2024

00-00-30-0250-0004-0000



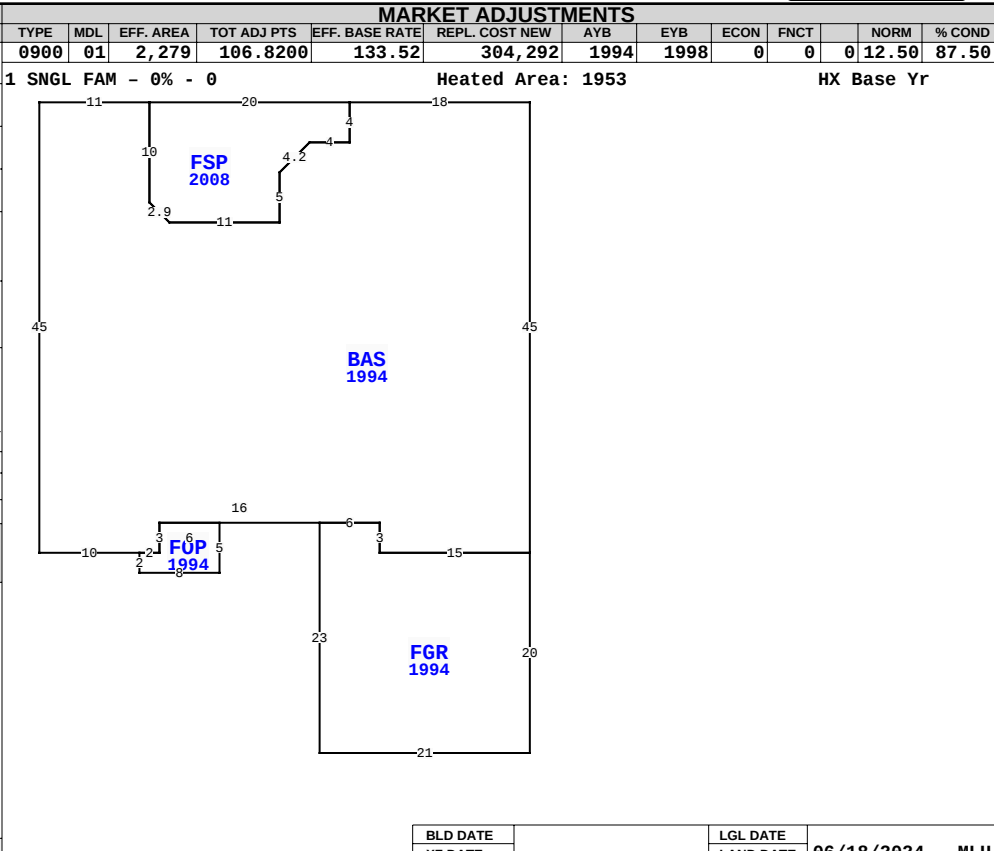
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	228,169
FGR	438	55	241	28,156
FOP	34	30	10	1,168
FSP	187	40	75	8,762
TOTALS	2,612		2,279	266,256

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		RSF-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
6,488											

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6,488											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	266,256		
TOTAL MARKET OB/XF VALUE	6,488		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	622,744		
SOH/AGL Deduction	212,811		
ASSESSED VALUE	409,933		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	409,933		
TOTAL JUST VALUE	622,744		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	561,022		

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 \$.											