

LOT 14
ENCLAVE AT SUMMER BEACH
REVISION ONE PBK 8/277

MCCARTHY JOHN & DEBORAH S
3 ABBEY RD
LONDONDERRY, NH 03053

2024

00-SB-30-046E-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3043.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	356,706
FGR	386	55	212	49,686
FOP	78	30	23	5,390
FSP	128	40	51	11,953
FUS	587	100	587	137,573
STR	68	10	7	1,641

TOTALS	2,769		2,402	562,949
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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	27.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	445.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,402	159.4333	239.15	574,438	2019	2019	0	0	0	2.00	98.00
1 SFR CUST - 0% - 0												
Heated Area: 2109												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/15/2024 MLU												

TOTAL OB/XF												
4,626												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			562,949
TOTAL MARKET OB/XF VALUE			4,626
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			732,575
SOH/AGL Deduction			185,804
ASSESSED VALUE			546,771
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			546,771
TOTAL JUST VALUE			732,575
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			657,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013081	CO ISSUED	0	12/31/2019
B1905102	NEW CONSTR	272,007	05/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2330/0082	12/31/2019	SW	Q	I	01	517,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MCCARTHY JOHN & DEB						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FSP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S58 FOP=[YR=2019] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2019] E19 N20 W21 S3 E2 S17\$ N17 W2 N3 E21 N42\$ PTR=E15 FUS=[YR=2019] E32 S21 W19 STR=[YR=2019] S4 W7 N4 E3 N10 E4 S10\$ N10 W4 S5 W9 N16\$ W15\$.									