

LOT 7  
ESMT IN OR 486/451  
LEEWARD COVE PB 5/77

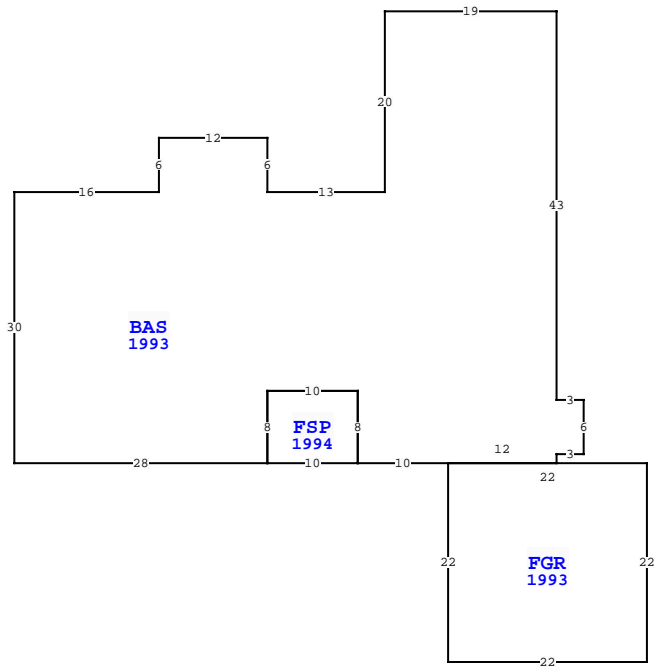
GARNICA JEFFREY K ET AL/KELLEY BETSY A  
6764 SANDHARBOR COURT  
MAINEVILLE, OH 45039

2023

00-00-30-0360-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 50	
Exterior Wall	16	WD FR STUC 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
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	
BUD8 Adjustme	05	DIST 1A 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
BAS	2,190	100	2,190
FGR	484	55	266
FSP	80	40	32
			SUBAREA MARKET VALUE
			281,022
			34,134
			4,106
TOTALS	2,754		2,488
			319,262

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST - 100%	- 2022									
				Heated Area: 2190								
					HX Base Yr 2022							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		319,262	
TOTAL MARKET OB/XF VALUE		6,832	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		676,094	
SOH/AGL Deduction		221,289	
ASSESSED VALUE		454,805	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		354,805	
TOTAL JUST VALUE		676,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014982	H/AC	0	04/01/2001
5922	ADDITION	9,400	08/14/1989
BP3636	N/A	51,000	09/25/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/983	5/22/2023	WD Q	Q	I	01	915,000
GRANTOR: ARENDALL PAMELA &						
GRANTEE: GARNICA JEFFREY K E						
2516/1403	11/24/2021	WD Q	Q	I	02	599,000
GRANTOR: SMITH MARGARET STEWAR						
GRANTEE: MCCROSKEY PATRICK S						

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	
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1987	1987	3	64	1,280	
2	0812	CONCRETE C	0	100	0	0		1,548.00	SF 4.00	4.00	100	1987	1987	3	54.5	3,375	
3	0810	CONCRETE A	0	100	60	4		240.00	SF 6.50	6.50	100	2004	2004	3	86	1,342	
4	0462	ST/AL FNC	0	100	72	0		288.00	SF 10.00	10.00	100	2000	2000	3	29	835	

LAND DESCRIPTION													TOTAL OB/XF				6,832							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							