

PT OF LOT 12  
IN OR 2628/750  
PLANTATION POINT PB 5/269

SMITH RANDAL M & DONNA L  
476 STRAFER STREET  
CINCINNATI, OH 45226

2023

00-00-30-0518-0012-0000



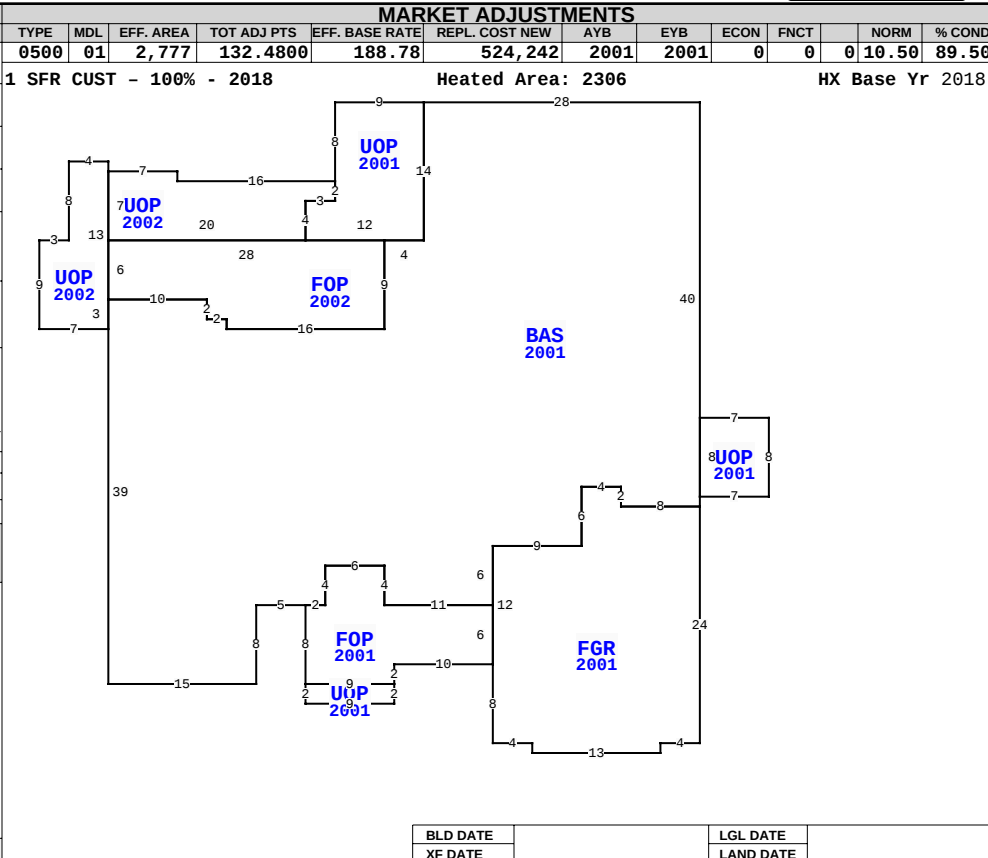
| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 17  | CB STUCCO 100  |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floop           | 11  | CLAY TILE 100  |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3036.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,306            | 100         | 2,306        | 389,618              |
| FGR       | 489              | 55          | 269          | 45,450               |
| FOP       | 156              | 30          | 47           | 7,941                |
| FOP       | 220              | 30          | 66           | 11,151               |
| UOP       | 18               | 20          | 4            | 676                  |
| UOP       | 56               | 20          | 11           | 1,859                |
| UOP       | 138              | 20          | 28           | 4,731                |
| UOP       | 95               | 20          | 19           | 3,210                |
| UOP       | 133              | 20          | 27           | 4,562                |
| TOTALS    | 3,611            |             | 2,777        | 469,197              |

| EXTRA FEATURES |            |             |         |     |    |          |    |       |                |           |         |
|----------------|------------|-------------|---------|-----|----|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0       | 100 | 0  | 2,038.00 | SF | 4.00  | 4.00           | 100       | 2001    |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 9  | 45.00    | SF | 6.50  | 6.50           | 100       | 2001    |
| 3              | 0861       | POOL GUNIT  | 0       | 100 | 0  | 177.00   | SF | 85.00 | 85.00          | 100       | 2002    |
| 4              | 0910       | SCRN RM L   | 0       | 100 | 31 | 403.00   | SF | 15.00 | 15.00          | 100       | 2002    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000116   | C   | SFR MARSH            | 100 | 0003 | RS-1     | 0.00  | 0.00  | 1.00        | UT        |     |



| TOTAL OB/XF |            |             |         |     |    |          |    |       |                |           |         |
|-------------|------------|-------------|---------|-----|----|----------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0812       | CONCRETE C  | 0       | 100 | 0  | 2,038.00 | SF | 4.00  | 4.00           | 100       | 2001    |
| 2           | 0810       | CONCRETE A  | 0       | 100 | 9  | 45.00    | SF | 6.50  | 6.50           | 100       | 2001    |
| 3           | 0861       | POOL GUNIT  | 0       | 100 | 0  | 177.00   | SF | 85.00 | 85.00          | 100       | 2002    |
| 4           | 0910       | SCRN RM L   | 0       | 100 | 31 | 403.00   | SF | 15.00 | 15.00          | 100       | 2002    |

| TOTAL OB/XF |            |             |           |     |      |       |      |       |                |           |         |
|-------------|------------|-------------|-----------|-----|------|-------|------|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP   | L   | W    | UNITS | UT   | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 000116     | C           | SFR MARSH | 100 | 0003 | RS-1  | 0.00 | 0.00  | 1.00           | UT        |         |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 469,197     |        |
| TOTAL MARKET OB/XF VALUE  |  | 13,008      |        |
| TOTAL LAND VALUE - MARKET |  | 385,000     |        |
| TOTAL MARKET VALUE        |  | 867,205     |        |
| SOH/AGL Deduction         |  | 368,364     |        |
| ASSESSED VALUE            |  | 498,841     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 448,841     |        |
| TOTAL JUST VALUE          |  | 867,205     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 691,590     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0209434   | ADDITION    | 2,990   | 02/01/2002 |
| M015130    | H/AC        | 0       | 06/01/2001 |
| P014613    | NEW CONSTR  | 0       | 04/01/2001 |
| E017829    | NEW CONSTR  | 4,000   | 03/01/2001 |
| B0108028   | NEW CONSTR  | 165,000 | 02/01/2001 |

| SALES DATA                    |           |           |     |     |        |
|-------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2628/750                      | 3/31/2023 | WD        | Q   | I   | 01     |
| GRANTOR: KABATH BRUCE & MARIA |           |           |     |     |        |
| GRANTEE: SMITH RANDAL M & DO  |           |           |     |     |        |
| 2147/0963                     | 9/22/2017 | WD        | Q   | I   | 01     |
| GRANTOR: SAMSEL GENE L JR     |           |           |     |     |        |
| GRANTEE: KABATH BRUCE & MARI  |           |           |     |     |        |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2001] W28 UOP=[YR=2001] W9 S8 UOP=[YR=2002] W16 N1 W7 UOP=[YR=2002] N1 W4 S8 W3 S9 E7 N3 FOP=[YR=2002] E10 S2 E2 S1 E16 N9 W28 S6 \$ N13 \$ S7 E20 N4 E3 N2 \$ S2 W3 S4 E12 N14 \$ S14 W4 S9 W16 N1 W2 N2 W10 S39E15 N8 E5 FOP=[YR=2001] S 8 UOP=[YR=2001] S2 E9 N2 W9 \$ E9 N2 E10 FGR=[YR=2001] S8 E4 S1 E13 N1 E4 N24 W8 N2 W4 S6 W9 S12 \$ N6 W11 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 N6 E9 N6 E4 S2 E8 N1 UOP=[YR=2001] E7 N8 W7 S8 \$ N40 \$ . |  |  |  |  |  |  |  |  |  |  |  |