

MCMAHON THOMAS W & JODY L
12590 SPRING VIOLET PLACE
CARMEL, IN 46033

00-00-30-0518-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
Exterior Wall20FACE BRICK 20
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 80
Interior Floor11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,234	100	2,234	318,844
FGR	496	55	273	38,964
FOP	78	30	23	3,282
FOP	246	30	74	10,561

TOTALS3,0542,604371,651

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0500012,604120.5568171.79447,341199019900016.9283.08

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Valuation By Tax Group: 8 Tax Dist:

Building Market Value 371,651
Total Market OB/XF Value 35,048
Total Land Value - Market 350,000
Total Market Value 756,699
SOH/AGL Deduction 300,537
Assessed Value 456,162
Total Exemption Value 0
Base Taxable Value 456,162
Total Just Value 756,699
NCON Value 0
Income Value
Previous Year Mkt Value 523,248

PERMIT NUMBERDESCRIPTIONAMTISSUED17011042SCRNRROOM31,68412/12/2017M961980H/AC011/01/19966218NEW CONSTR94,81001/16/1990

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE1647/044310/30/2009WDQI01349,000

GRANTOR: MCWHORTER DAVID J & E GRANTEE: MCMAHON THOMAS W &
0846/02538/25/1998WDU I 0656,000
GRANTOR: MCWHORTER DAVID J GRANTEE: MCWHORTER DAVID J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S39 FGR=[YR=1993] S22 E20 N14 E2 N13 W8 S5 W14 \$ E14 N5 E8 S13 E13 FOP=[YR=1993] S6 E10 N8 W9 S2 W1 \$ E1 N2 E9 S7 E4 S3 E9 N3 E4 N30 FOP=[YR=1993] N10 W26 S3 E2 S7 E24 \$ W24 N7 W2 N15 \$.

LAND DESCRIPTION

TOTAL OB/XF 35,048

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHF ACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETO OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR00003RS-10.000.001.00UT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE 04/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS