

VAUGHN BILLIE J & JAMES L
6690 KEPLER RD
CLINTON, OH 44216

00-00-31-1035-0005-0205

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	
CONSTRUCTION										VALUATION SUMMARY										2											
ELEMENT		CD	2 100		1035000		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND				
Floor			100		0				0								1974		1974		100		100		0						
Recreation		POOL	POOL 100		1 CONDO - 0% - 0										SQFT=1352				HX Base Yr												
Recreation		TENNIS CT	TENNIS CT 100																												
Location		EXTERIOR	EXTERIOR 100																												
View Lump		TYPICAL	TYPICAL 100																												
Desirability		BLDG 5	BLDG 5 100																												
Balcony FOP/PATIO			FOP/PATIO 100																												
Parking		OPEN	OPEN 100																												
Bedrooms			3 100																												
Bathrooms			2 100																												
Oth Rooms			3 100																												
User Defined		REMODEL	REMODEL 100																												
Quality		03	Quality Level 03																												
DOR CODE		0400	CONDOMINIUM																												
MAP NUM			MKT AREA		01																										
NEIGHBORHOOD/LOC		1085.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							