

LOT 90
IN OR 2364/333
GA FDNA BEACH SUB PB 2/35

GLAUSER RANDY M & LEG TRUST/GLAUSER LOUIS E TRUSTE
645 GARDEN RD
COLUMBUS, OH 43214

2023

00-00-31-134A-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

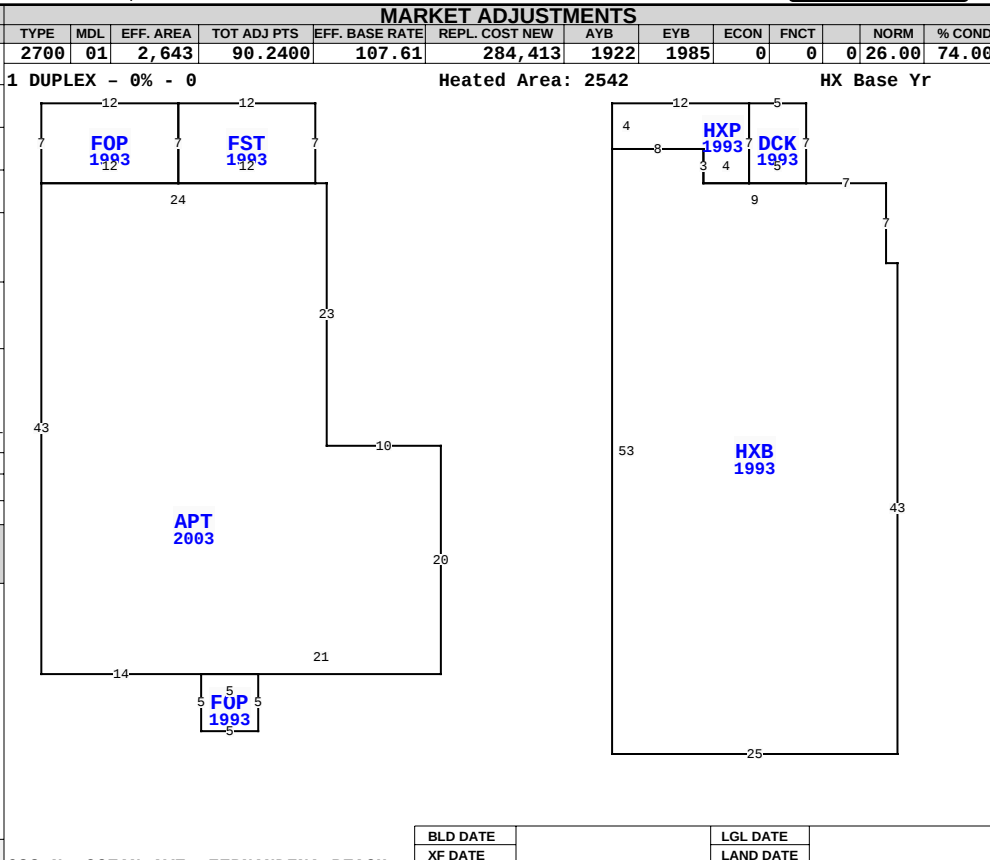
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,275	100	1,275	101,530
DCK	35	10	4	318
FOP	25	30	8	637
FOP	84	30	25	1,991
FST	84	55	46	3,663
HXB	1,267	100	1,267	100,893
HXP	60	30	18	1,433

TOTALS	2,830		2,643	210,466
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00	30.00	
2	1242	WD DECK A	0	0	25	11	275.00	SF	10.00	10.00	
3	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	0	0002	R-2	50.00	100.00	50.00	FF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
1,919											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	210,466		
TOTAL MARKET OB/XF VALUE	1,919		
TOTAL LAND VALUE - MARKET	700,000		
TOTAL MARKET VALUE	912,385		
SOH/AGL Deduction	256,260		
ASSESSED VALUE	656,125		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	656,125		
TOTAL JUST VALUE	912,385		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	797,464		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033929	XFOB	3,000	10/01/2003
20012187	REMODEL	1,000	10/05/2001
20002385	REPAIR/RRF	1,500	03/08/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2364/0333	5/21/2020	WD	U	I	11	100	
GRANTOR: GLAUSER LOUIS E							
GRANTEE: LEG TRUST							
1953/1306	12/19/2014	WD	Q	I	05	450,000	
GRANTOR: HAVERSTICK SUSAN S &							
GRANTEE: GLAUSER RANDY M ET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=2003] W10 N23 W1 FST=[YR=1993] N7 W12 FOP=[YR=1993] W12 S7 E12 N7 \$ S7 E12 \$ W24 S43 E14 FOP=[YR=1993] S5 E5 N5 W5 \$ E21 N20 \$ PTR= E15N30 HXP=[YR=1993] E12 DCK=[YR=1993] E5 S7 HXB=[YR=1993] E7 S7 E1 S43 W25 N53 E8 S3 E9 \$ W5 N7 \$ S7 W4 N3 W8 N4 \$S30 W15 \$.											