

LOT 3
IN OR 1717/1945
SWEETWATER OAKS PB 5/75 & 76

FLYNN KATHRYN H TRUST/FLYNN KATHRYN H TRUSTEE
279 W KENWORTH RD
COLUMBUS, OH 43214-4009

2023

01-6N-29-2000-0003-0000



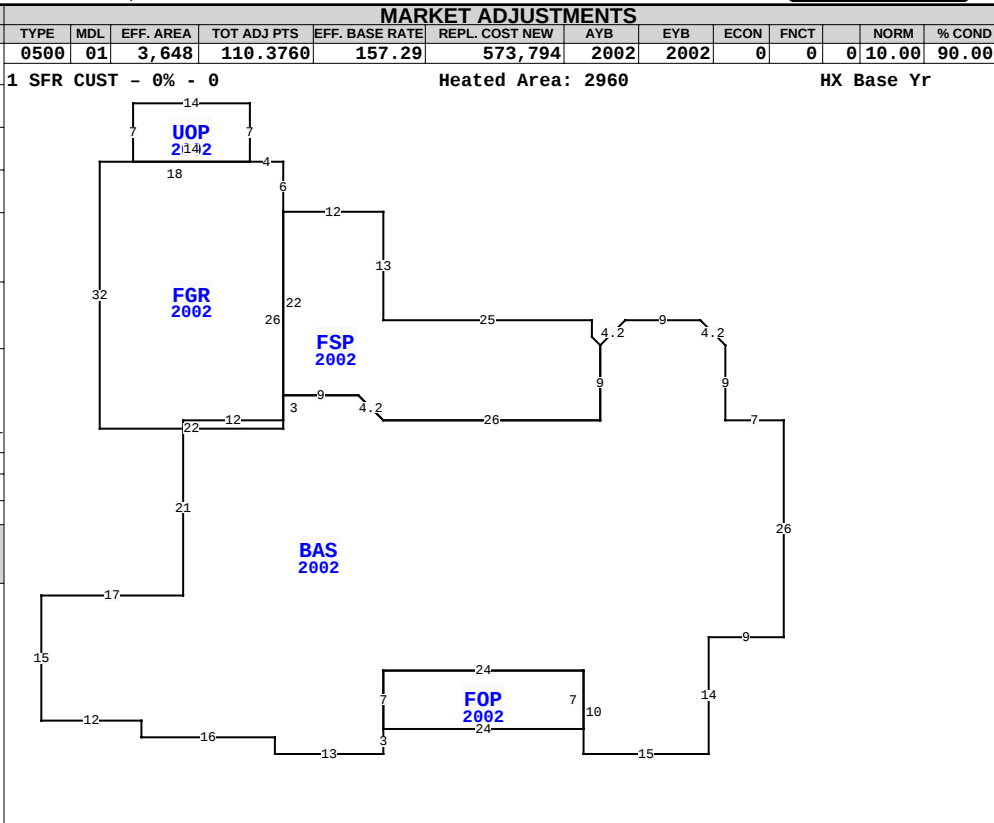
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,960	100	2,960	419,020
FGR	704	55	387	54,784
FOP	168	30	50	7,079
FSP	578	40	231	32,701
UOP	98	20	20	2,831

TOTALS	4,508		3,648	516,415
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0858	SCULP CONC	0	0	0	0	2,179.00	SF	13.00
3	0858	SCULP CONC	0	0	0	0	294.00	SF	13.00



BLD DATE	02/13/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0858	SCULP CONC	0	0	0	0	2,179.00	SF	13.00
3	0858	SCULP CONC	0	0	0	0	294.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	516,415								
TOTAL MARKET OB/XF VALUE	32,282								
TOTAL LAND VALUE - MARKET	495,000								
TOTAL MARKET VALUE	1,043,697								
SOH/AGL Deduction	225,627								
ASSESSED VALUE	818,070								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	818,070								
TOTAL JUST VALUE	1,043,697								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	860,911								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903507	REMODEL	620,000	04/08/2019
B018520	NEW CONSTR	275,000	07/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1717/1945	12/31/2010	QC	U	I	11	100	
GRANTOR: FLYNN KATHRYN H							
GRANTEE: FLYNN KATHRYN H TRU							
1490/1131	4/05/2007	WD	U	I	23	985,000	
GRANTOR: SZILAGYI CATHERINE							
GRANTEE: FLYNN KATHRYN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W7 N9 L3 U3 W9 D3 L3 FSP=[YR=2002] L1 U1 N2 W25 N13 W12 FGR=[YR=2002] N6 W4 UOP=[YR=2002] N7 W14S7 E14 \$W18 S32 E22 N26\$ S22 E9 D3 R3 E26 N9 \$S9 W26 U3 L3 W9 S3 W12S21 W17 S15 E12 S2 E16 S2 E13 N3 FOP=[YR=2002] E24 N7 W24 S7 \$ N7E24 S10 E15 N14 E9 N26 \$.									