PT OF LOTS 7,8, & 16
IN OR 2627/363
PICKETT ESTATES PB 2/27

CRSOBY KENNETH & LINDSEY
176 POOLE MILL RD
CROFTON, KY 42217

2023

32-2N-25-4020-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MARY SAULS CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,350
TOTAL MARKET VALUE	444
SOH/AGL Deduction	0
ASSESSED VALUE	444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444
TOTAL JUST VALUE	35,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2627/363	3/24/2023	WD	U	V	11	100

GRANTOR: CROSBY RICHARD W & DO

GRANTEE: CRSOBY KENNETH & LI

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	006000	A	PAST1/HAY	0			0.00	0.00	1.01	AC		1.00	1.00	1.00	440.00	440.00	444							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 06/15/2023 BY KWA Total Acres: 1.01 Total Land Value: 444 Market: 35,350 Agricultural: 444 Common: 0 PRINTED 08/02/2023 BY SYS