IN OR 845/105
R568004 & R568005
EX R/W OR 408/66

OSBORNE ROSCOE B & MARTHA J
PO BOX 1428
CORBIN, KY 40702-1428

2023

37-3N-23-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	107,920
TOTAL MARKET VALUE	120,420
SOH/AGL Deduction	48,812
ASSESSED VALUE	71,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,608
TOTAL JUST VALUE	120,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2584	OTHER	2,700	06/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0845/0105	8/17/1998	QC	U	I	06	100
GRANTOR: OSBORNE ROSCOE B						
GRANTEE: OSBORNE ROSCOE & MA						
0330/0052	2/01/1981	WD	Q	V		12,100
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

10914 MULBERRY LANDING ANX, HILLIARD

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
4	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	100	500	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	5.68	AC		1.00	1.00	1.00	19,000.00	19,000.00	107,920							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 5.68 Total Land Value: 107,920 Market: 0 Agricultural: 0 Common: 107,920 PRINTED 08/02/2023 BY SYS