LOT 17
PIERCES SUB PB 3/66

BEDNAR WILLIAM E L/E/BEDNAR NICOLE L/E
PO BOX 1097
HILL CITY, SD 57745

2023

42-2N-27-4420-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

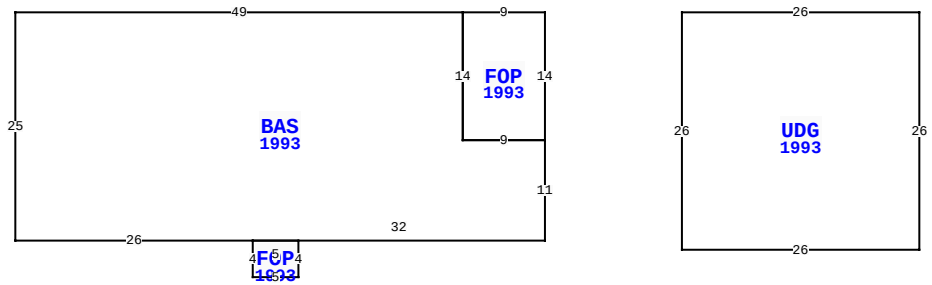
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	1,324	74,606
FOP	20	30	6	338
FOP	126	30	38	2,141
UDG	676	55	372	20,962
TOTALS	2,146		1,740	98,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	92.5000	83.48	145,255	1962	1972	0	0	0	32.50	67.50

1 SINGLE FAM – 0% - 0 Heated Area: 1324 HX Base Yr



85166 RADIO AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	98,047
TOTAL MARKET OB/XF VALUE	2,459
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	150,506
SOH/AGL Deduction	27,135
ASSESSED VALUE	123,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,371
TOTAL JUST VALUE	150,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00832	ADDITION	4,070	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0386	2/26/2020	LE	U	I	11	100
GRANTOR: BEDNAR WILLIAM E & NI						
GRANTEE: THEM THAT TRUST						
2313/1739	10/21/2019	WD	U	I	11	100
GRANTOR: BEDNAR WILLIAM E L/E						
GRANTEE: BEDNAR WILLIAM E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W9 BAS=[YR=1993] W49 S25 E26 FOP=[YR=1993] S4 E5 N4 W5$ E32 N11 W9 N14$ S14 E9 N14$PTR=E15 UDG=[YR=1993] E26 S26 W26 N26$ W15$.

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
1	0802	ASPHALT B	0	0	0	0	504.00	SF	2.40	2.40	100	1970	1970	3	50	605	
2	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	100	1970	1970	3	22	990	
3	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 2,459

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	000100	C	SFR	0	0006	RM	100.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS