

PAIGE BRADFORD C & JENNIFER C
266 CLUBHOUSE ROAD
WELLS, ME 04090

00-00-30-0250-0036-0000

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION								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: 8										Tax Dist:									
																					BUILDING MARKET VALUE										293,658									
																					TOTAL MARKET OB/XF VALUE										52,959									
																					TOTAL LAND VALUE - MARKET										350,000									
																					TOTAL MARKET VALUE										696,617									
																					SOH/AGL Deduction										0									
																					ASSESSED VALUE										696,617									
																					TOTAL EXEMPTION VALUE										0									
																					BASE TAXABLE VALUE										696,617									
																					TOTAL JUST VALUE										696,617									
																					NCON VALUE										0									
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE										622,588									
DOR CODE		0100		SINGLE FAMILY																																				
MAP NUM						MKT AREA														03																				
NEIGHBORHOOD/LOC		3035.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES																																								
L N	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																							
11	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	74	444																								
LAND DESCRIPTION										TOTAL OB/XF										444																				
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															