

PT OF LOT 12
IN OR 2628/750
PLANTATION POINT PB 5/269

SMITH RANDAL M & DONNA L
476 STRAFER STREET
CINCINNATI, OH 45226

2024

00-00-30-0518-0012-0000



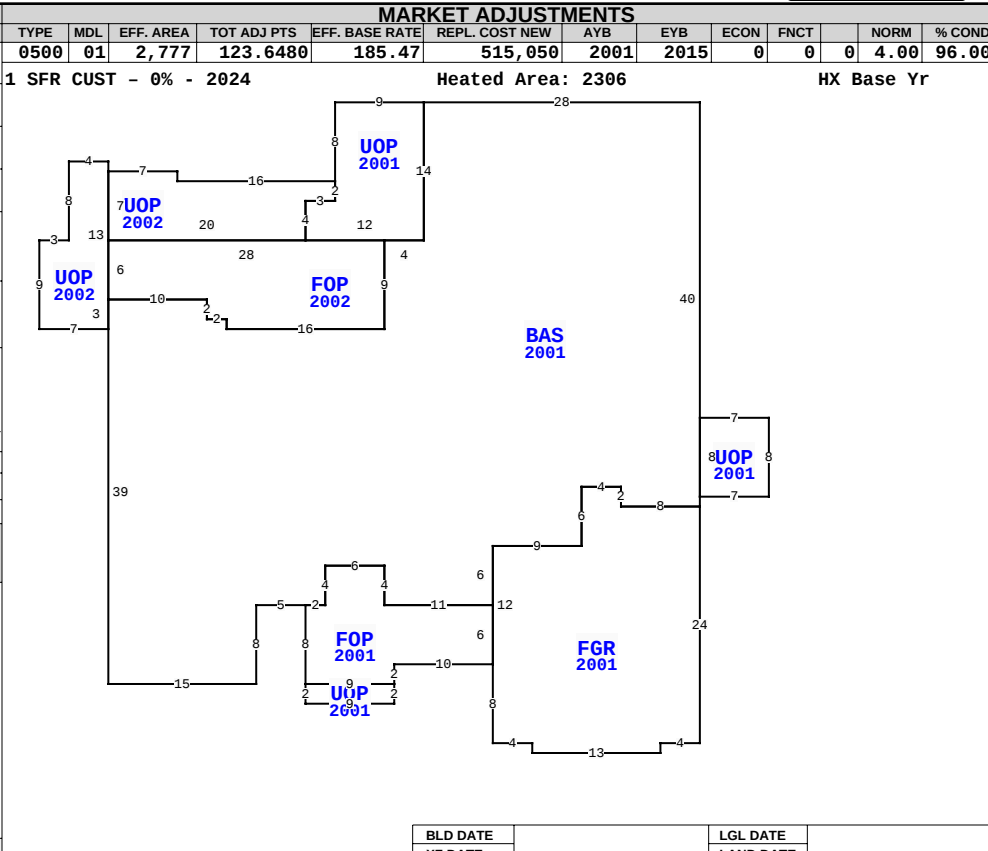
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2,306	410,586
FGR	489	55	269	47,895
FOP	156	30	47	8,368
FOP	220	30	66	11,751
UOP	18	20	4	712
UOP	56	20	11	1,958
UOP	138	20	28	4,985
UOP	95	20	19	3,383
UOP	133	20	27	4,808
TOTALS	3,611		2,777	494,448

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,038.00	SF	4.00	4.00	100	2001
2	0810	CONCRETE A	0	0	9	45.00	SF	6.50	6.50	100	2001
3	0861	POOL GUNIT	0	0	0	177.00	SF	85.00	85.00	100	2002
4	0910	SCRN RM L	0	0	31	403.00	SF	15.00	15.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	0	0003	RSF-1	0.00	0.00	1.00	UT	



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,038.00	SF	4.00	4.00	100	2001
2	0810	CONCRETE A	0	0	9	45.00	SF	6.50	6.50	100	2001
3	0861	POOL GUNIT	0	0	0	177.00	SF	85.00	85.00	100	2002
4	0910	SCRN RM L	0	0	31	403.00	SF	15.00	15.00	100	2002

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,038.00	SF	4.00	4.00	100	2001
2	0810	CONCRETE A	0	0	9	45.00	SF	6.50	6.50	100	2001
3	0861	POOL GUNIT	0	0	0	177.00	SF	85.00	85.00	100	2002
4	0910	SCRN RM L	0	0	31	403.00	SF	15.00	15.00	100	2002

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	494,448		
TOTAL MARKET OB/XF VALUE	12,328		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	1,006,776		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,006,776		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,006,776		
TOTAL JUST VALUE	1,006,776		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	867,205		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209434	ADDITION	2,990	02/01/2002
M015130	H/AC	0	06/01/2001
P014613	NEW CONSTR	0	04/01/2001
E017829	NEW CONSTR	4,000	03/01/2001
B0108028	NEW CONSTR	165,000	02/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2628/750	3/31/2023	WD	Q	I	01
GRANTOR: KABATH BRUCE & MARIA					
GRANTEE: SMITH RANDAL M & DO					
2147/0963	9/22/2017	WD	Q	I	01
GRANTOR: SAMSEL GENE L JR					
GRANTEE: KABATH BRUCE & MARI					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2001] W28 UOP=[YR=2001] W9 S8 UOP=[YR=2002] W16 N1 W7 UOP=[YR=2002] N1 W4 S8 W3 S9 E7 N3 FOP=[YR=2002] E10 S2 E2 S1 E16 N9 W28 S6 \$ N13 \$ S7 E20 N4 E3 N2 \$ S2 W3 S4 E12 N14 \$ S14 W4 S9 W16 N1 W2 N2 W10 S39E15 N8 E5 FOP=[YR=2001] S 8 UOP=[YR=2001] S2 E9 N2 W9 \$ E9 N2 E10 FGR=[YR=2001] S8 E4 S1 E13 N1 E4 N24 W8 N2 W4 S6 W9 S12 \$ N6 W11 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 N6 E9 N6 E4 S2 E8 N1 UOP=[YR=2001] E7 N8 W7 S8 \$ N40 \$.											