

LOT 90
IN OR 2364/333
GA FDNA BEACH SUB PB 2/35

GLAUSER RANDY M & LEG TRUST/GLAUSER LOUIS E TRUSTE
645 GARDEN RD
COLUMBUS, OH 43214

2024

00-00-31-134A-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

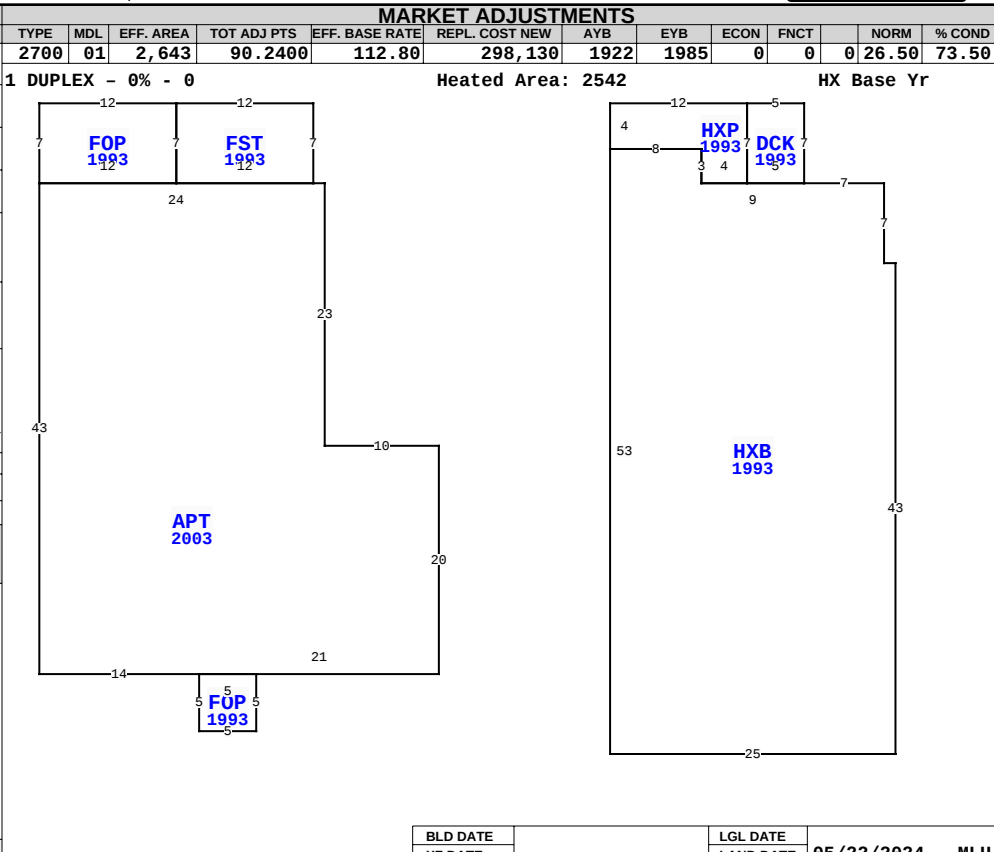
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,275	100	1,275	105,708
DCK	35	10	4	331
FOP	25	30	8	663
FOP	84	30	25	2,073
FST	84	55	46	3,814
HXB	1,267	100	1,267	105,045
HXP	60	30	18	1,492
TOTALS	2,830		2,643	219,126

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00	30.00	100	1980
2	1242	WD DECK A	0	0	25	11	275.00	SF	10.00	10.00	100	2003
3	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2001

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000800	C	MULTI-FAM	0	0002	R-2	50.00	100.00	50.00	FF		1.00



TOTAL OB/XF												
1,887												

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1,887												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	219,126		
TOTAL MARKET OB/XF VALUE	1,887		
TOTAL LAND VALUE - MARKET	800,000		
TOTAL MARKET VALUE	1,021,013		
SOH/AGL Deduction	299,276		
ASSESSED VALUE	721,737		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	721,737		
TOTAL JUST VALUE	1,021,013		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	912,385		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033929	XFOB	3,000	10/01/2003
20012187	REMODEL	1,000	10/05/2001
20002385	REPAIR/RRF	1,500	03/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0333	5/21/2020	WD U	I	11		100
GRANTOR: GLAUSER LOUIS E						
GRANTEE: LEG TRUST						
1953/1306	12/19/2014	WD Q	I	05		450,000
GRANTOR: HAVERSTICK SUSAN S &						
GRANTEE: GLAUSER RANDY M ET						

BUILDING NOTES												
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BUILDING DIMENSIONS

APT=[YR=2003] W10 N23 W1 FST=[YR=1993] N7 W12 FOP=[YR=1993] W12 S7 E12 N7 \$ S7 E12 \$ W24 S43 E14 FOP=[YR=1993] S5 E5 N5 W5 \$ E21 N20 \$ PTR= E15N30 HXP=[YR=1993] E12 DCK=[YR=1993] E5 S7 HXB=[YR=1993] E7 S7 E1 S43 W25 N53 E8 S3 E9 \$ W5 N7 \$ S7 W4 N3 W8 N4 \$S30 W15 \$.