

E 40.5' OF LOT 7
IN OR 1293/613
SEASCAPE AT AMELIA PB 6/378

MOON PETER &/CARROLL SALLY A
905 S WALL ST
COLUMBUS, OH 43206

2024

00-00-31-1677-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	84,582
DCK	56	10	6	692
FGR	525	55	289	33,303
FOP	20	30	6	692
FOP	96	30	29	3,341
FUS	1,119	100	1,119	128,948
PTO	16	5	1	115
PTO	40	5	2	231

TOTALS	2,606		2,186	251,902
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	33	18	594.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	
3	1241	WD DECK G	0	0	10	5	50.00	UT	11.50	11.50	
4	0479	VF PICKET	0	0	0	0	105.00	LF	10.00	10.00	
5	0462	ST/AL FNC	0	0	53	4	212.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-2	41.00	75.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,186	133.6671	126.98	277,578	2004	2004	0	0	9.25	90.75
1 TOWNHOUSE - 0% - 0 Heated Area: 1853 HX Base Yr											

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3	1241	WD DECK G	0	0	10	5	50.00	UT	11.50	11.50	
4	0479	VF PICKET	0	0	0	0	105.00	LF	10.00	10.00	
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						251,902					
TOTAL MARKET OB/XF VALUE						5,016					
TOTAL LAND VALUE - MARKET						191,250					
TOTAL MARKET VALUE						448,168					
SOH/AGL Deduction						0					
ASSESSED VALUE						448,168					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						448,168					
TOTAL JUST VALUE						448,168					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						449,765					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040773	TEMP POLE	15	04/21/2004
20040721	NEW CONSTR	5,000	04/13/2004
20040722	NEW CONSTR	5,000	04/13/2004
20040623	NEW CONSTR	119,000	03/30/2004
20040624	NEW CONSTR	119,000	03/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0613	2/07/2005	WD	U	I	19	265,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: MOON PETER & SALLY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=2004] W49 S16 PTO=[YR=2004] W2 S10 E4 FOP=[YR=2004] E10 N8 W2 N2 W8 S10 \$ N10 W2 \$ E10 S2 E2 S7 E9 DCK=[YR=2004] S4 E10 N4 W1 N2 W8 S2 W1 \$ E1 N2 E8 S2 E17 PTO=[YR=2004] S1 E6 N6 W2 S5 W4 \$ FOP=[YR=2004] E4 N5 W4 S5 \$ N5 E4 N12 W2 N8 \$ PTR= S45 FGR=[YR=2004] W21 BAS=[YR=2004] W30S25E22N2E8N23\$ S25E21 N25\$ N45\$.											