PT OF LOT 32 IN OR 1847/249
CORNWALL SURVEY SEC 14-3N-23E
PBK 0/31

RYSER JUSTIN
14364 SEACRIST RD
SALEM, OH 44460

2024

14-3N-23-2020-0032-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CORNER BAY RD, HILLIARD

BLD DATE		LGL DATE	06/14/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,500
TOTAL MARKET VALUE	101,500
SOH/AGL Deduction	38,206
ASSESSED VALUE	63,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,294
TOTAL JUST VALUE	101,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/0249	3/13/2013	WD	Q	V	01	27,000

GRANTOR: CCRC WOODLANDS LTD ET

GRANTEE: RYSER JUSTIN

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0006	OR	0.00	0.00	4.06	AC		1.00	1.00	1.00	25,000.00	25,000.00	101,500							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 4.06 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/06/2024 BY SYS