PT GOVT LOTS 1 & 2 IN OR 2393/12
ESMT IN OR 2674-1659

LINVILLE HOLLY/BLACKWELL DAVID SCOTT
69 WELLS RD
BROWNSVILLE, KY 42210

2024

20-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

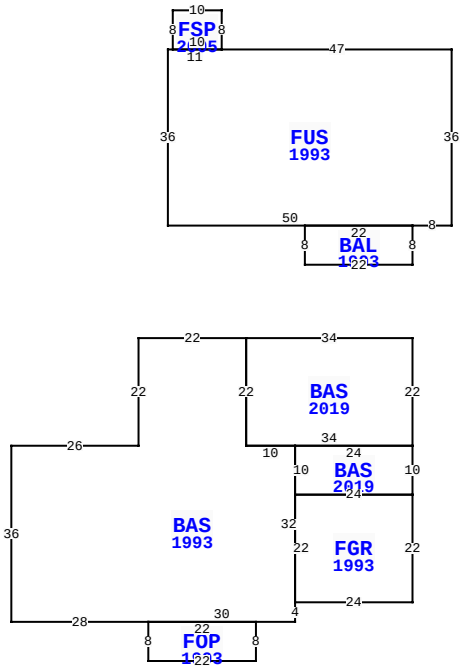
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	176	15	26	2,656
BAS	2,572	100	2,572	262,763
BAS	240	100	240	24,519
BAS	748	100	748	76,417
FGR	528	55	290	29,627
FOP	176	30	53	5,415
FSP	80	40	32	3,269
FUS	2,088	100	2,088	213,316
TOTALS	6,608		6,049	617,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	6,049	103.4550	129.32	782,257	1974	1995	0	0	0	21.00	79.00

1 SNGL FAM – 0% - 0 Heated Area: 5648 HX Base Yr



45495 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	617,983
TOTAL MARKET OB/XF VALUE	100,393
TOTAL LAND VALUE - MARKET	272,000
TOTAL MARKET VALUE	990,376
SOH/AGL Deduction	211,619
ASSESSED VALUE	778,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	778,757
TOTAL JUST VALUE	990,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	966,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24882	REPAIR/RRF	1,400	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/67	5/03/2024	FJ	U	I	11	0
GRANTOR: LUNT JULIE EST						
GRANTEE: LINVILLE HOLLY						
2393/1286	8/27/2020	WD	Q	I	01	579,000
GRANTOR: EASON EMILY F						
GRANTEE: LUNT BRADFORD EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W34 BAS=[YR=1993] W22 S22 W26 S36 E28 FOP=[YR=1993] S8 E22 N8 W22 $ E30 N4 FGR=[YR=1993] E24 N22 BAS=[YR=2019] N10 W24 S10 E24 $ W24 S22 $ N32 W10 N22 $ S22 E34 N22 $ PTR= N15 BAL=[YR=1993] N8 FUS=[YR=1993] E8 N36 W47 FSP=[YR=2005] N8 W10 S8 E10 $ W11 S36 E50 $ W22 S8 E22 $ S15 $.

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
1	0850	PEBBLE WLK	0	0	0	0	1,108.00	SF	3.50	3.50	100	1985	1985	3	47	1,823	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	1985	1985	3	47	202	
3	0850	PEBBLE WLK	0	0	81	6	486.00	SF	2.63	2.63	100	1985	1985	3	47	600	
4	0850	PEBBLE WLK	0	0	33	7	231.00	SF	2.63	2.63	100	1985	1985	3	47	285	
5	0300	BOAT DCK W	0	0	37	19	703.00	SF	8.00	8.00	100	1985	1985	3	20	1,125	
6	0811	CONCRETE B	0	0	56	17	952.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,609	
7	0810	CONCRETE A	0	0	25	14	350.00	SF	6.50	6.50	100	1980	1980	3	32.5	739	
8	0351	CARPORT MT	0	0	61	31	1,891.00	SF	5.00	5.00	100	1980	1980	3	20	1,891	
9	0525	GAZEBO	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1985	1985	3	20	300	
10	0803	ASPHALT C	0	0	0	0	7,212.00	SF	0.80	0.80	100	1985	1985	3	50	2,885	

TOTAL OB/XF 11,459

LAND DESCRIPTION

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	34.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	272,000							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 34.00 Total Land Value: 272,000 Market: 0 Agricultural: 0 Common: 272,000 PRINTED 08/06/2024 BY SYS

PT GOVT LOTS 1 & 2 IN OR 2393/12
ESMT IN OR 2674-1659

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL JUST VALUE	990,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	966,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LUNT JULIE EST						
GRANTEE: LINVILLE HOLLY						
2393/1286	8/27/2020	WD	Q	I	01	579,000
GRANTOR: EASON EMILY F						
GRANTEE: LUNT BRADFORD EDWAR						

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
11	0861	POOL GUNIT	0	0	34	19	646.00	SF	85.00	85.00	100	1986	1986	3	20	10,982	
12	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
13	0531	STBL CB	0	0	92	41	3,772.00	SF	12.00	12.00	100	1980	1980	3	20	9,053	
14	0533	STBL CB FL	0	0	58	100	5,800.00	UT	36.00	36.00	100	1980	1980	3	20	41,760	
15	0911	SCRN RM A	0	0	0	0	2,142.00	SF	17.50	17.50	100	1985	1985	3	20	7,497	
16	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	100	1985	1985	3	20	80	
17	0810	CONCRETE A	0	0	18	22	396.00	SF	6.50	6.50	100	1985	1985	3	47	1,210	
18	0350	CARPORT WD	0	0	31	20	620.00	SF	13.00	13.00	100	1980	1980	3	20	1,612	
19	0681	POLE SHED	0	0	23	13	299.00	SF	15.00	15.00	100	1980	1980	3	20	897	
20	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1986	1986	3	20	200	

TOTAL OB/XF 74,919

LAND DESCRIPTION

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21	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	20	400	
22	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	1995	1995	3	20	585	
23	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	1995	1995	3	20	585	
24	0510	GARAGE WD-	0	0	31	22	682.00	SF	35.00	35.00	100	1995	1995	3	23	5,490	
25	0510	GARAGE WD-	0	0	48	18	864.00	SF	35.00	35.00	100	1995	1995	3	23	6,955	

LAND DESCRIPTION

TOTAL OB/XF 14,015

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

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