

PT OF LOT 41 (EX S163.44 FT)
IN OR 907/1702
R788131 & R788132

KIRKWOOD ROBERT S/OSBORNE AMANDA L
1480 KOSTER RD
CHEYENNE, WY 82009

2024

23-4N-23-2020-0041-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 05 AVERAGE 100										0800 02 1,954 129.3600 97.02 189,577 1999 2004 0 0 0 46.00 54.00										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 0% - 0										Heated Area: 1954 HX Base Yr									
Roof Cover 03 COMP SHNGL 100																				Tax Group: 4 Tax Dist:									
Interior Wall 05 DRYWALL 100																				BUILDING MARKET VALUE 102,372									
Interior Floo 14 CARPET 90																				TOTAL MARKET OB/XF VALUE 2,905									
Interior Floo 08 SHT VINYL 10																				TOTAL LAND VALUE - MARKET 43,800									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 149,077									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 25,762									
Bedrooms 3 100																				ASSESSED VALUE 123,315									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE 0									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 123,315									
Stories 1. 1. 100																				TOTAL JUST VALUE 149,077									
Units 0 100										NCON VALUE 0																			
										INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE 145,824																			
Quality 04 Quality Level 04																													
DOR CODE 0200 MOBILE HOME																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,954 100 1,954 102,372																													
TOTALS 1,954 1,954 102,372																													
EXTRA FEATURES										281505 SUNDBERG RD, HILLIARD																			
L N 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 83 2,905										06/13/2023 MLU																			
LAND DESCRIPTION										TOTAL OB/XF 2,905																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.46 AC 1.00 1.00 1.00 30,000.00 30,000.00 43,800																													
REVIEW DATE 06/11/2021 BY TWA										Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/06/2024 BY SYS																			