PT OF GOVT LOT 4
PT OR 1260/144
ESMT OR 753/972

YOUNG WAYNE & MARSHA L
1060 VAUGHT RD
BEAVER DAM, KY 42320

2024

29-4N-24-0000-0003-0010

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

DAVIS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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	43,800
TOTAL MARKET VALUE	43,800
SOH/AGL Deduction	9,658
ASSESSED VALUE	34,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,142
TOTAL JUST VALUE	43,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0144	9/17/2004	WD	U	I	07	100
GRANTOR: LEE THOMAS H & MARY T						
GRANTEE: YOUNG WAYNE & MARSH						
1228/0268	5/06/2004	WD	U	I	11	130,000
GRANTOR: LEE THOMAS H						
GRANTEE: YOUNG WAYNE & MARSH						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.92	AC		1.00	1.00	0.50	30,000.00	15,000.00	43,800							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.92 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/06/2024 BY SYS