BLOCK 3 LOTS 20-27 IN OR 2658/11
(EX S-3 OF LOTS 22-26
EX S-1 OF LOTS 23 & 24 & EX S-2

SELB MARK E
10417 S SR 109
MARKLEVILLE, IN 46056

2024

31-2N-25-2920-0003-0201

BUILDING CHARACTERISTICS

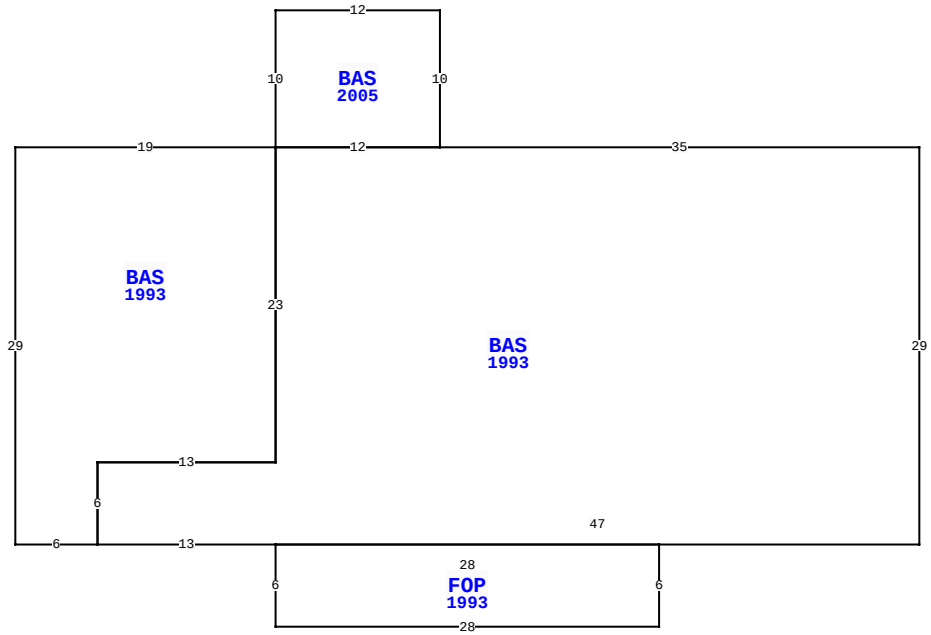
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	473	100	473	57,125
BAS	1,441	100	1,441	174,032
BAS	120	100	120	14,493
FOP	168	30	50	6,039
TOTALS	2,202		2,084	251,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	102.7824	128.48	267,752	1985	2015	0	0	0	6.00	94.00

2 SNGL FAM – 0% - 2024 Heated Area: 2034 HX Base Yr



448548 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	251,687
TOTAL MARKET OB/XF VALUE	27,846
TOTAL LAND VALUE - MARKET	156,480
TOTAL MARKET VALUE	436,013
SOH/AGL Deduction	0
ASSESSED VALUE	436,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,013
TOTAL JUST VALUE	436,013
NCON VALUE	202,217
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,696

SFR EYB ADJSTD- FULL REMODEL/ CONVERT FGR + FEP TO
MISC CC = NV: 10/23 KW
BLDG:2:6: 2023 BLDG VALUE WAS ADJSTD FOR CONDTN (U

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1160	7/28/2023	WD	Q	I	01	525,000
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: SELB MARK E						
2592/1693	9/16/2022	WD	U	I	37	95,000
GRANTOR: KRULISH MICHELLE						
GRANTEE: JAXSAT GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W35 W12 S23 W13 S6 E13 E47 N29 $
BAS=[YR=1993;ORIG=-47,0] W19 S29 E6 N6 E13 N23 $
FOP=[YR=1993;ORIG=-47,29] S6 E28 N6 W28 $
BAS=[YR=2005;ORIG=-35,0] N10 W12 S10 E12 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0200	BARN WD 0-	0	0	60	30	1,800.00	SF	20.00	20.00	100	1988	1988	3	23	8,280	
3	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1990	1990	3	28	3,136	
4	0680	POLE SHED	2	0	60	20	1,200.00	SF	10.00	10.00	60	2024	2023		60	7,200	
5	0680	POLE SHED	2	0	60	20	1,200.00	SF	10.00	10.00	60	2024	2023		60	7,200	

LAND DESCRIPTION

TOTAL OB/XF 27,846

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			9.78	AC		1.00	1.00	1.00	16,000.00	16,000.00	156,480							

REVIEW DATE 01/13/2023 BY KW Total Acres: 9.78 Total Land Value: 156,480 Market: 0 Agricultural: 0 Common: 156,480 PRINTED 08/06/2024 BY SYS