LOT 29
NASSAU VILLAGE 5 UNR
IN OR 2720/888

NEON HOMES & EQUITY GROUP LLC
415 E BROAD ST SUITE 113
COLUMBUS, OH 43215

2024

37-1N-25-299E-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

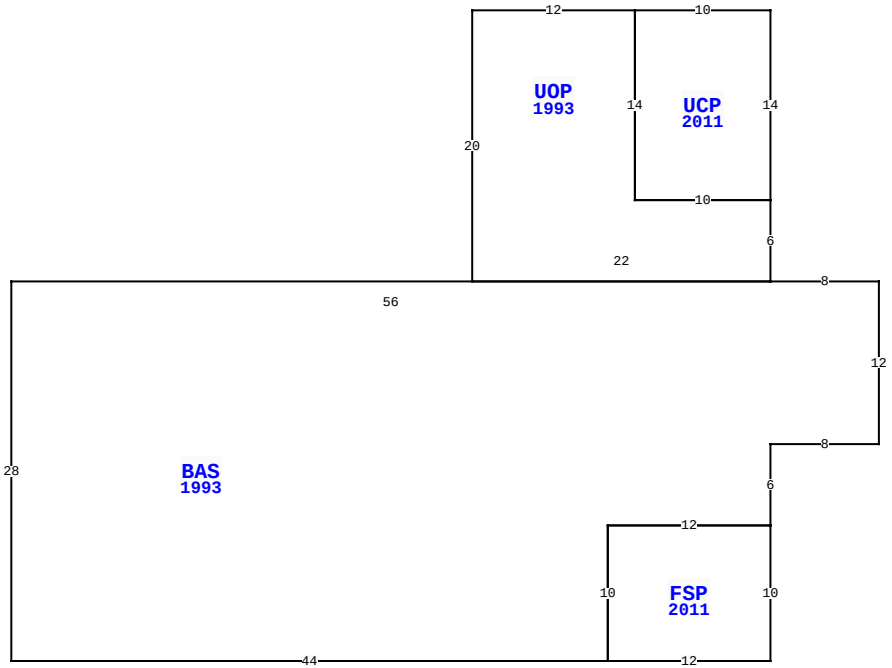
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	84,747
FSP	120	40	48	2,635
UCP	140	20	28	1,537
UOP	300	20	60	3,293
TOTALS	2,104		1,680	92,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,680	96.3000	91.48	153,686	1984	1984	0	0	60	17.00	60.00

1 SINGLE FAM – 100% - 0 Heated Area: 1544 HX Base Yr 1980



POSSIBLE REMODELING DUE TO SALE
54559 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,212
TOTAL MARKET OB/XF VALUE		4,151
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		141,363
SOH/AGL Deduction		96,507
ASSESSED VALUE		44,856
TOTAL EXEMPTION VALUE	HX HB WX SL	44,856
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		141,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/888	6/19/2024	WD	Q	I	01	156,500
GRANTOR: ALLINGTON MARYLAND L/						
GRANTEE: NEON HOMES & EQUITY						
2639/1737	5/12/2023	QC	U	I	11	100
GRANTOR: ALLINGTON MARYLAND						
GRANTEE: WILSON VIOLET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N6 UCP=[YR=2011] N14 W10 S14 E10$ W10 N14 W12 S20 E22$ W56 S28 E44 FSP=[YR=2011] E12 N10 W12 S10$ N10 E12 N6 E8 N12$.

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	0510	GARAGE WD-	0	100	0	0	1,186.00	SF	17.50	17.50	100	1975	1975	3	20	4,151	

LAND DESCRIPTION

TOTAL OB/XF 4,151

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	000100	C	SFR	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS