BLOCK 7 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

SHOUSE RICKY A & LUCY D
224 PLEASENT RIDGE CEMETRY RD
EDMONTON, KY 42129

2024

37-1N-25-299S-0007-0030

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 90
Interior Floo	08	SHT VINYL 10
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	01	Quality Level 01

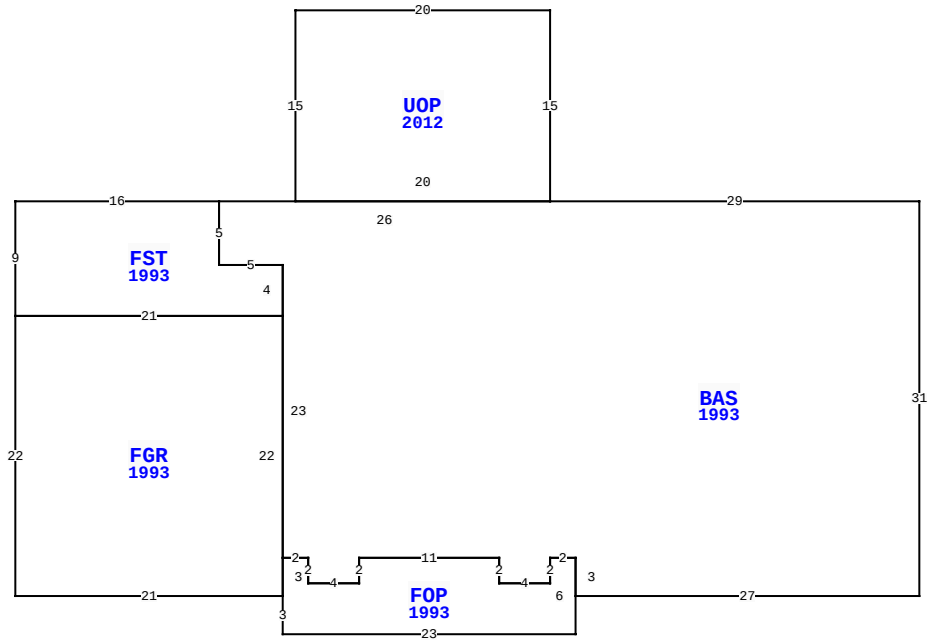
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	151,578
FGR	462	55	254	25,297
FOP	122	30	37	3,685
FST	164	55	90	8,963
UOP	300	20	60	5,976
TOTALS	2,570		1,963	195,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	99.9000	124.88	245,139	1991	1996	0	0	0	20.25	79.75

1 SNGL FAM – 0% - 2024 Heated Area: 1522 HX Base Yr



54230 HELLER 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	195,498
TOTAL MARKET OB/XF VALUE	15,248
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	255,746
SOH/AGL Deduction	0
ASSESSED VALUE	255,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,746
TOTAL JUST VALUE	255,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531376	CARPORT	12,053	11/01/2015
7598	NEW CONSTR	66,562	10/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0522/1076	7/22/1987	WD	Q	V		9,300
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: SHOUSE RICKY & LUCY						
0421/0185	5/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UOP=[YR=2012] N15 W20 S15 E20 $ W26
FST=[YR=1993] W16 S9 FGR=[YR=1993] S22 E21 FOP=[YR=1993] S3
E23 N6 W2 S2 W4 N2 W11 S2 W4 N2 W2 S3 $ N22 W21 $ E21 N4 W5
N5 $ S5 E5 S23 E2 S2 E4 N2 E11 S2 E4 N2 E2 S3 E27 N31 $.

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	1991	1991	3	62	645	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	1991	1991	3	62	169	
4	0811	CONCRETE B	0	0	0	0	1,934.00	SF	5.20	5.20	100	2005	2005	3	86	8,649	
5	0810	CONCRETE A	0	0	0	0	540.00	SF	6.50	6.50	100	2015	2015	3	95	3,335	

LAND DESCRIPTION

TOTAL OB/XF 15,248

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	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS