LOT 4
PINEY POINT SUB PB 3/62

ROBERTSON BEVERLY KAY
PO BOX 444
FRENCHBURG, KY 40322

2024

49-2N-25-4120-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	01	Quality Level 01

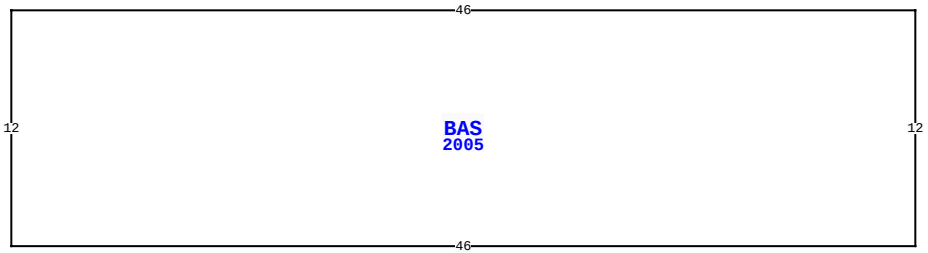
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	6,644
TOTALS	552		552	6,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	552	57.3100	40.12	22,146	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 552 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	6,644
TOTAL MARKET OB/XF VALUE	1,737
TOTAL LAND VALUE - MARKET	64,400
TOTAL MARKET VALUE	72,781
SOH/AGL Deduction	0
ASSESSED VALUE	72,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,781
TOTAL JUST VALUE	72,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,573

70 FLEETWOOD_ R583603
1992 SKYL SW/MH VIN: 03610959E

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2624	MH MOVE-ON	0	11/24/2003

45102 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1716	9/05/2023	WD	Q	I	01	77,500
GRANTOR: THOMAS ETHAN JAMES						
GRANTEE: ROBERTSON BEVERLY K						
2457/1630	4/28/2021	WD	Q	I	01	55,000
GRANTOR: MICO FAMILY JOINT LIV						
GRANTEE: THOMAS ETHAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W46 S12 E46 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	0811	CONCRETE B	0	0	57	10	570.00	SF	5.20	5.20	100	1980	1980	3	32.5	963	
2	0753	UEP	0	0	22	8	176.00	SF	22.00	22.00	100	1980	1980	3	20	774	

LAND DESCRIPTION

TOTAL OB/XF 1,737

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	000102	C	SFR/MH	0	0003	RL	92.00	90.00	92.00	FF		1.00	1.00	1.00	700.00	700.00	64,400							

REVIEW DATE 02/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 08/06/2024 BY SYS