LOTS 30 & 31
(EX PT IN OR 2712/1627)
FIVE POINTS 2 PBK 3/35

POIRIER MELISSA/THEM THAT TRUST
23165 HORSEMANS RANCH RD
RAPID CITY, SD 57702

**2025**

**00-00-30-024B-0030-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

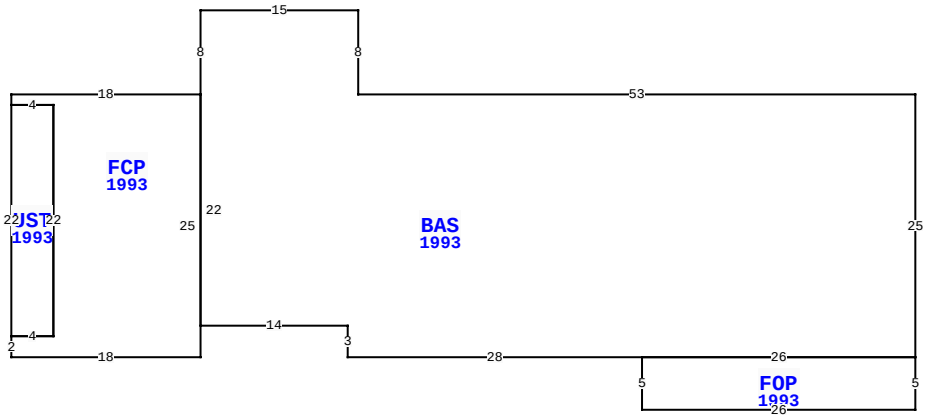
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,778 | 100 | 1993 | 1,778 | 146,921 |
| FCP | 362 | 25 | 1993 | 90 | 7,437 |
| FOP | 130 | 30 | 1993 | 39 | 3,223 |
| UST | 88 | 45 | 1993 | 40 | 3,305 |
| TOTALS | 2,358 | | | 1,947 | 160,887 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,947 | 117.2080 | 117.21 | 228,208 | 1960 | 1985 | 0 | 0 | 0 | 29.50 | 70.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1778 HX Base Yr




1437 CASHEN DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 160,887 |
| TOTAL MARKET OB/XF VALUE | 1,523 |
| TOTAL LAND VALUE - MARKET | 160,020 |
| TOTAL MARKET VALUE | 322,430 |
| SOH/AGL Deduction | 42,272 |
| ASSESSED VALUE | 280,158 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 280,158 |
| TOTAL JUST VALUE | 322,430 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 297,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0408219 | H/AC | 0 | 05/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2073/0351 | 9/16/2016 | WD | U | I | 37 | 116,000 |
| GRANTOR: DRAKE KENNETH NEIL & | | | | | | |
| GRANTEE: THEM THAT TRUST & M | | | | | | |
| 1979/1446 | 5/13/2015 | LE | U | I | 11 | 100 |
| GRANTOR: DRAKE VERNON N & KATH | | | | | | |
| GRANTEE: DRAKE KENNETH NEIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W53 N8 W15 S8 FCP=[YR=1993] W18 S1
UST=[YR=1993] S22 E4 N22 W4$ E4 S22 W4 S2 E18 N25$ S22 E14 S3
E28 FOP=[YR=1993] S5 E26 N5 W26$ E26 N25$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 138.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 179 | |
| 2 | 0511 | GARAGE CB- | 0 | 0 | 24 | 14 | 336.00 | SF | 20.00 | 20.00 | 100 | 1960 | 1960 | 3 | 20 | 1,344 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,523

| 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 | RES | 0 | | RM | 127.00 | 172.00 | 127.00 | FF | | 1.00 | 1.00 | 0.70 | 1,800.00 | 1,260.00 | 160,020 | | | | | | | |

REVIEW DATE 07/23/2024 BY HSA Total Acres: 0.00 Total Land Value: 160,020 Market: 0 Agricultural: 0 Common: 160,020 PRINTED 07/30/2025 BY SYS