

LOT 143
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

BLY MICHAEL J & JODI L
783 PILGRIM AVENUE
BIRMINGHAM, MI 48009

2025

01-6N-29-1320-0143-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1993	1,660	279,143
BAS	80	100	1998	80	13,453
BAS	266	100	1998	266	44,730
FGR	608	55	1993	334	56,165
FOP	40	30	1993	12	2,018
FSP	320	40	1993	128	21,525
FUS	460	100	1993	460	77,353
UOP	30	20	1993	6	1,009

TOTALS	3,464			2,946	495,393
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,033.00	SF	4.00	4.00	100	1984
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983
3	0855	CONC PAVER	0	0	0	1,810.00	SF	7.00	7.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,946	117.6000	185.81	547,396	1983	2005	0	0	9.50	90.50
1 SFR CUST - 0% - 2024						Heated Area: 2466			HX Base Yr		

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
14,753											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		495,393	
TOTAL MARKET OB/XF VALUE		14,753	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,210,146	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,210,146	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,210,146	
TOTAL JUST VALUE		1,210,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,138,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804557	B002	34,800	01/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2668/1220	9/20/2023	WD	Q	I	01
GRANTOR:WELSCH ERIC N					
GRANTEE:BLY MICHAEL J & JOD					
2166/1795	12/28/2017	WD	Q	I	02
GRANTOR:NAUSE JANET KOEHLER L					
GRANTEE:WELSCH ERIC N & BAR					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W16 N17 W1 FSP=[YR=1993] N10 W32 S10 E32 \$ W33 S17 W18 S6 FGR=[YR=1993] W6 S25 E24 N5 BAS=[YR=1998] E10 N8 W10 S8 \$ N20 W10 N2 W4 S2 W4 \$ E4 N2 E4 S2 E10 S12 E12 UOP=[YR=1993] S3 E10 N3 FOP=[YR=1993] N4 W10 S4 E10 \$ W10 \$ N4 E10 S4 E6 N1 E6 S9 BAS=[YR=1998] S17 E5 N1 E6 S1 E5 N17 W16 \$ E16 N26 \$ PTR= E15 FUS=[YR=1993] E46 S12 W12 N8 W22 S15 W12 N19 \$ W15 \$.											