

BLOCK 435 LOTS 11 12
 SOUTH HILLARD SUB
 PB0/21,23

AMAN AMANDA M WENNER MRS
 2926 ELKHART ROAD
 GOSHEN, IN 46526-1024

2025

05-2N-24-2240-0435-0110



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																		VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55 TOTAL MARKET VALUE 55 SOH/AGL Deduction 0 ASSESSED VALUE 55 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55 TOTAL JUST VALUE 55 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55											
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM						MKT AREA				08																			
NEIGHBORHOOD/LOC 8001.00																SALES DATA													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
TOTALS																BUILDING NOTES													
EXTRA FEATURES						CR 108, HILLIARD										BUILDING DIMENSIONS													
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													
LAND DESCRIPTION																	TOTAL OB/XF 0												
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	RES	0		OR	0.00	0.00	2.00	UT		1.00	1.00	1.10	25.00	27.50	55												
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 55 Market: 0 Agricultural: 0 Common: 55 PRINTED 07/30/2025 BY SYS																													