

BLK 14 LOTS 5,6,7 & 8
J M DANCY SURVEY & BLK 4
LOT 5 & PT LOT 6 OF

MULCH MANUFACTURING INC/
6747 TAYLOR ROAD SW
REYNOLDSBURG, OH 43608

2025

29-2N-25-3120-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		54 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		25 100
Units		25 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	3900	HOTELS AND MOTELS

MAP NUM		MKT AREA	07
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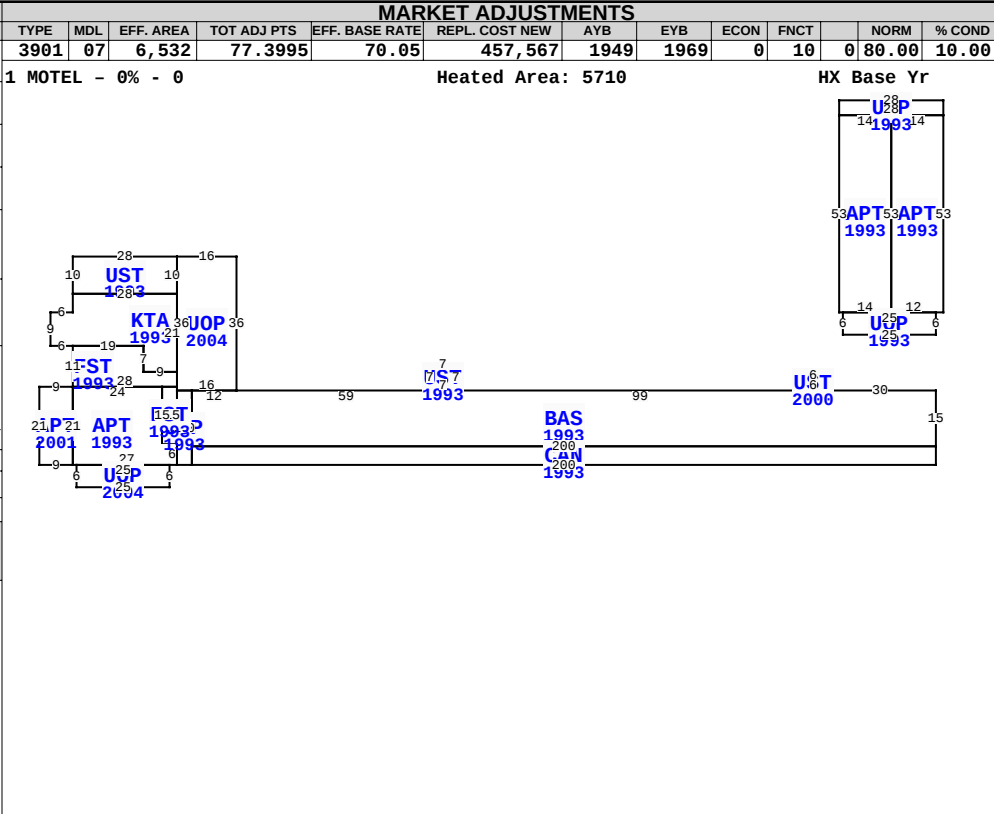
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	528	100	1993	528	3,699
APT	742	100	1993	742	5,198
APT	742	100	1993	742	5,198
APT	189	100	2001	189	1,324
BAS	3,000	100	1993	3,000	21,015
CAN	1,000	30	1993	300	2,102
FST	60	50	1993	30	210
FST	245	50	1993	122	855
KTA	509	110	1993	560	3,923
UOP	80	20	1993	16	112
TOTALS	8,436			6,532	45,757

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0810	CONCRETE A	0	0	62	2	307.00	SF	6.50	6.50	100	1970	1970	3	20	399	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	
4	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2003	2003	3	20	780	
5	0681	POLE SHED	0	0	19	7	133.00	SF	15.00	15.00	100	2005	2005	3	36	718	
6	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	2,986	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	3,238	
8	0802	ASPHALT B	0	0	0	0	8,775.00	SF	2.40	2.40	100	2026	2023		90	18,954	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	003900	C



** This building has 17 Sub-Areas	BLD DATE	02/17/2022	KK	LGL DATE	
	XF DATE	02/17/2022	KK	LAND DATE	
	INC DATE			AG DATE	
449675 US HWY 301, CALLAHAN				05/09/2025	DC

TOTAL OB/XF			27,155													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	003900	C	MOTEL	0	0004	CH	0.00	0.00	48,350.00	SF		1.00	1.00	1.00	7.00	7.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY			DIRECT_CAP	
VALUATION BY	Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE	126,500			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	0			
TOTAL MARKET VALUE	183,333			
SOH/AGL Deduction	0			
ASSESSED VALUE	183,333			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	183,333			
TOTAL JUST VALUE	183,333			
NCN VALUE	10,675			
INCOME VALUE	183,333			
PREVIOUS YEAR MKT VALUE	183,333			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2541	XFOB	1,436	10/01/2002
2304	REMODEL	73,998	10/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0352	12/21/2021	QC	U	I	11	250,000
GRANTOR: JRS LLC						
GRANTEE: MULCH MANUFACTURING						
0918/0335	2/04/2000	WD	Q	I		197,500
GRANTOR: SIMPSON PAUL E						
GRANTEE: JRS LLC						

BUILDING NOTES		
BAS=[YR=1993] W30 UST=[YR=2000] N4 W6 S4 E6 \$ W99		
UST=[YR=1993] N7 W7 S7 E7 \$ W59 UOP=[YR=2004] N36 W16		
UST=[YR=1993] W28 S10 KTA=[YR=1993] S5 W6 S9 E6		
FST=[YR=1993] S11 APT=[YR=2001] W9 S21 E9 APT=[YR=1993] E1		
UOP=[YR=2004] S6 E25 N6 W25 \$ E27 UOP=[YR=1993] E4 N20 W4		
S20 \$ N6 FST=[YR=1993] N15 W4 S15 E4 \$ W4 N15 W24 S21 \$ N21		
\$ E28 N4 W9 N7 W19 \$ E19 S7 E9 N21 W28 \$ E28 N10 \$ S36 E16 \$		
W12 S15 CAN=[YR=1993] S5 E200 N5 W200 \$ E200 N15 \$ PTR= N15		
UOP=[YR=1993] N6 APT=[YR=1993] E2 N53 UOP=[YR=1993] N4 W28		
S4 APT=[YR=1993] S53 E14 N53 W14 \$ E28 \$ W14 S53 E12 \$ W25		
S6 E25 \$ S15 \$.		