PT NE1/4 PAR 1-1 & 1-7
PT OR 1097/881 (EX PAR 7-2)

CEC PROSPECTORS INC
2601 WILMORE ROAD
NICHOLASVILLE, KY 40356

2025

30-1S-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

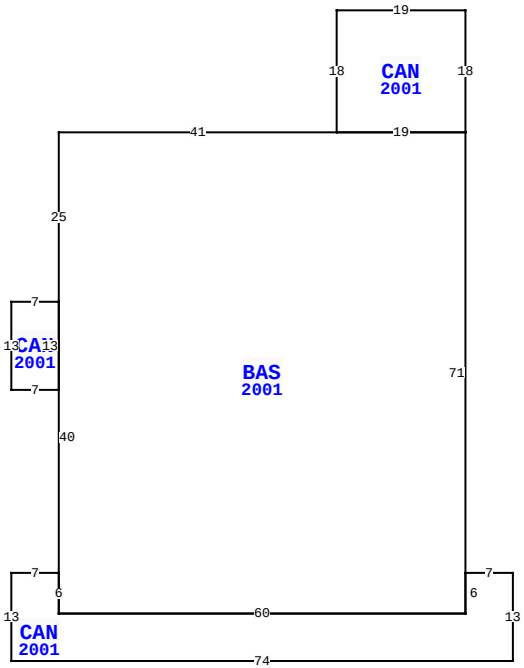
DOR CODE	8800	FEDERAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,260	100	2001	4,260	380,056
CAN	91	30	2001	27	2,409
CAN	342	30	2001	103	9,189
CAN	602	30	2001	181	16,148
TOTALS	5,295			4,571	407,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	4,571	104.0400	178.43	815,604	2001	2001	0	0	0	50.00	50.00

1 GOVT BLDG – 0% - 0 Heated Area: 4260 HX Base Yr



7875 US HWY 301, BRYCEVILLE

BLD DATE	07/09/2024	REA	
XF DATE	07/12/2021	KK	
INC DATE			
LGL DATE			
LAND DATE	07/12/2021	KK	
AG DATE			

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	407,802
TOTAL MARKET OB/XF VALUE	146,586
TOTAL LAND VALUE - MARKET	108,900
TOTAL MARKET VALUE	663,288
SOH/AGL Deduction	0
ASSESSED VALUE	663,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,288
TOTAL JUST VALUE	663,288
NCON VALUE	0
INCOME VALUE	676,437
PREVIOUS YEAR MKT VALUE	665,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1097/0881	11/27/2002	WD	Q	I		755,000
GRANTOR: SHADD JOHN L TRUSTEE						
GRANTEE: CEC PROSPECTORS INC						
1030/0591	1/10/2002	QC	Q	I	06	100
GRANTOR: TRIEST ERNEST E JR TR						
GRANTEE: SHADD JOHN L TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2001] W19 S18 BAS=[YR=2001] W41 S25 CAN=[YR=2001] W7 S13 E7 N13$ S40 CAN=[YR=2001] W7 S13 E74 N13 W7 S6 W60 N6$ S6 E60 N71 W19$ E19 N18$.

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	0400	CONC CURB	0	0	0	0	1,361.00	LF	15.00	15.00	100	2001	2001	3	84	17,149	
2	0812	CONCRETE C	0	0	0	0	26,749.00	SF	5.80	5.80	100	2001	2001	3	79	122,564	
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2001	2001	3	52	3,947	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
5	1128	BRICK 12"	0	0	0	0	90.00	SF	14.00	14.00	100	2001	2001	3	94	1,184	
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2001	2001	3	100	200	
7	1088	SCIR LIFT	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	600	
8	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2001	2001	3	20	300	
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	84	42	

LAND DESCRIPTION

TOTAL OB/XF 146,586

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	008800	C	FEDERAL	0	0004	RSF-	275.00	275.00	75,625.00	SF		1.00	1.00	1.00	1.44	1.44	108,900							

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 07/30/2025 BY SYS