

JACKSON CLIFTON JR
4248 GELBRAY CT
OBETZ, OH 43207

37-1N-25-299E-0029-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
04 PLYWOOD 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
06 DIST 1D 100
00 NONE 100

01 Quality Level 01
0100 SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1993	1,544	74,344
FSP	120	40	2011	48	2,311
UCP	140	20	2011	28	1,348
UOP	300	20	1993	60	2,889

TOTALS2,1041,68080,892

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTPDNORM% COND

010011,68096.300096.30161,7841984198405017.2550.00

Heated Area: 1544HX Base Yr

The diagram shows a large rectangular lot with dimensions 56 by 28. Inside the lot, there are four distinct areas outlined in blue: a large rectangle at the top left labeled 'BAS 1993' (1,544 sq ft), a smaller rectangle at the bottom right labeled 'FSP 2011' (120 sq ft), and two small rectangles side-by-side at the top right labeled 'UOP 1993' (300 sq ft) and 'UCP 2011' (140 sq ft). The total area of these buildings is 1,964 sq ft. The remaining area of the lot is 1,136 sq ft.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE80,892

TOTAL MARKET OB/XF VALUE4,151

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE135,043

SOH/AGL Deduction0

ASSESSED VALUE135,043

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE135,043

TOTAL JUST VALUE135,043

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE141,363

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/1954	3/14/2025	WD	U	I	11	100

GRANTOR: NEON HOMES & EQUITY G

GRANTEE: JACKSON CLIFTON JR

2720/8886/19/2024WDQI01156,500

GRANTOR: ALLINGTON MARYLAND L/

GRANTEE: NEON HOMES & EQUITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N6 UCP=[YR=2011] N14 W10 S14 E10\$ W10 N14 W12 S20 E22\$ W56 S28 E44 FSP=[YR=2011] E12 N10 W12 S10\$ N10 E12 N6 E8 N12\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT D TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006RM0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE01/14/2021BYKWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

PRINTED 07/30/2025 BY SYS