

LOT 90
IN OR 2364/333
GA FDNA BEACH SUB PB 2/35

GLAUSER RANDY M & LEG TRUST/GLAUSER LOUIS E TRUSTE
645 GARDEN RD
COLUMBUS, OH 43214

2026

00-00-31-134A-0090-0000



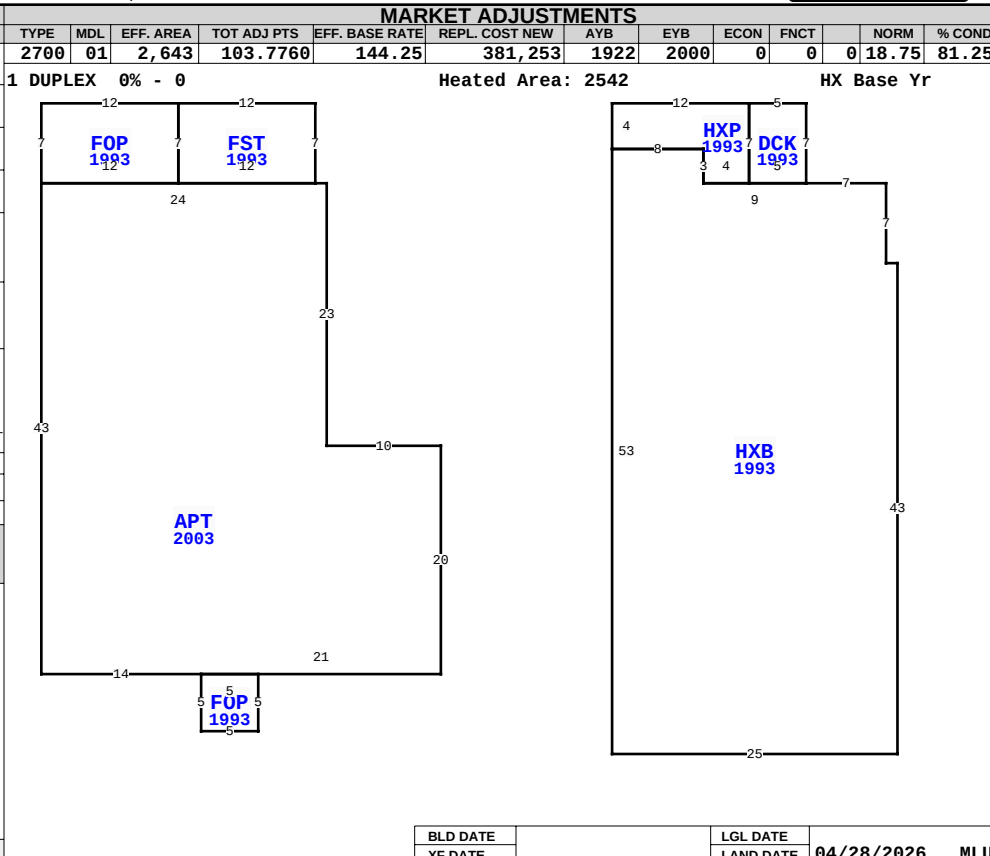
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,275	100	2003	1,275	149,434
DCK	35	10	1993	4	469
FOP	25	30	1993	8	938
FOP	84	30	1993	25	2,930
FST	84	55	1993	46	5,392
HXB	1,267	100	1993	1,267	148,497
HXP	60	30	1993	18	2,110
TOTALS	2,830			2,643	309,768

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00		
2	1242	WD DECK A	0	0	25	11	275.00	SF	10.00		
3	1241	WD DECK G	0	0	10	4	40.00	UT	11.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	0	0002	R-2	50.00	100.00	50.00	FF	



TOTAL OB/XF											
1,850											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	309,768		
TOTAL MARKET OB/XF VALUE	1,850		
TOTAL LAND VALUE - MARKET	975,000		
TOTAL MARKET VALUE	1,286,618		
SOH/AGL Deduction	413,316		
ASSESSED VALUE	873,302		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	873,302		
TOTAL JUST VALUE	1,286,618		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,181,684		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033929	XFOB	3,000	10/01/2003
20012187	REMODEL	1,000	10/05/2001
20002385	REPAIR/RRF	1,500	03/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0333	5/21/2020	WD	U	I	11	100
GRANTOR: GLAUSER LOUIS E						
GRANTEE: LEG TRUST						
1953/1306	12/19/2014	WD	Q	I	05	450,000
GRANTOR: HAVERSTICK SUSAN S &						
GRANTEE: GLAUSER RANDY M ET						

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=2003] W10 N23 W1 FST=[YR=1993] N7 W12 FOP=[YR=1993] W12 S7 E12 N7 \$ S7 E12 \$ W24 S43 E14 FOP=[YR=1993] S5 E5 N5 W5 \$ E21 N20 \$ PTR= E15N30 HXP=[YR=1993] E12 DCK=[YR=1993] E5 S7 HXB=[YR=1993] E7 S7 E1 S43 W25 N53 E8 S3 E9 \$ W5 N7 \$ S7 W4 N3 W8 N4 \$S30 W15 \$.											