

GEROLD SCOTT J & MELISSA L
1501 CANDLEWOOD DR
COLUMBUS, OH 43235

00-00-31-134A-0092-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 50

Exterior Wall16

WD FR STUC 50

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall04

PLYWOOD 50

Interior Wall05

DRYWALL 50

Interior Floo14

CARPET 70

Interior Floo08

SHT VINYL 30

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

4 100

Frame

02 WOOD FRAME 100

Stories

2. 2. 100

Units

0 100

BUD8 Adjustme

DIST FB 100

Occupancy

00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0800MULTI-FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1050.00

TOTALS

2,664

2,412

334,022

EXTRA FEATURES

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

31242WD DECK A003611396.00SF13.0013.00100199319933201,030

51242WD DECK A0013452.00SF10.0010.0010019931993320104

61242WD DECK A0022488.00SF10.0010.0010019931993320176

LAND DESCRIPTION

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

1000800CMULTI-FAMILY00002R-250.00100.0050.00FF1.001.001.0019,500.0019,500.00975,000

MARKET ADJUSTMENTS

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

2700012,412113.7045158.05381,2171975200000012.3887.62

VALUATION BY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE334,022

TOTAL MARKET OB/XF VALUE1,310

TOTAL LAND VALUE - MARKET975,000

TOTAL MARKET VALUE1,310,332

SOH/AGL Deduction214,159

ASSESSED VALUE1,096,173

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,096,173

TOTAL JUST VALUE1,310,332

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,250,493

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / IRSN CD SALE PRICE

2388/02208/31/2020WDQI01769,000

GRANTOR:MCCLELLAN MAXINE D

GRANTEE:GEROLD SCOTT J & ME

0623/06354/09/1991WDQI155,000

GRANTOR:HAWKINS VERA G

GRANTEE:DAVIS & MCCLELLAN

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W36 S32 FOP=[YR=1993] S10 E36 N10 W36 \$ E36 N32
\$ PTR= E15 BAS=[YR=1993] E36 S32 W36 N32 \$ W15 \$.

629 OCEAN AVE U&D, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

04/28/2026MLU

REVIEW DATE06/06/2024BYKBA

Total Acres: 0.00Total Land Value: 975,000Market: 0Agricultural: 0Common: 975,000

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