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

2026

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

BUILDING CHARACTERISTICS

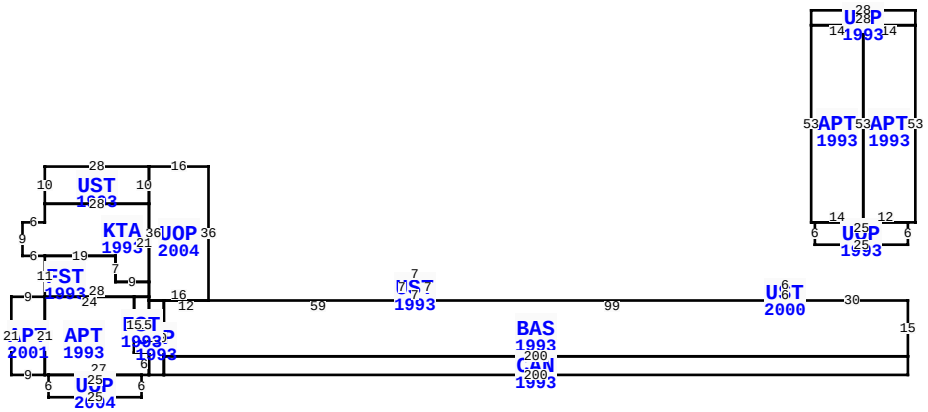
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED 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
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	528	100	1993	528	388
APT	742	100	1993	742	546
APT	742	100	1993	742	546
APT	189	100	2001	189	139
BAS	3,000	100	1993	3,000	2,206
CAN	1,000	30	1993	300	221
FST	60	50	1993	30	22
FST	245	50	1993	122	90
KTA	509	110	1993	560	412
UOP	80	20	1993	16	12
TOTALS	8,436			6,532	4,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
3901	07	6,532	77.3995	73.53	480,298	1949	1969	0	10	1	80.00	1.00

1 MOTEL 0% - 0 Heated Area: 5710 HX Base Yr



** This building has 17 Sub-areas

449675 US HWY 301, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE		
XF DATE	02/17/2022	KK	LAND DATE	05/12/2026	DC
INC DATE	05/19/2026	DC	AG DATE		

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	0810	CONCRETE A	0	0	62	2	307.00	SF	6.50	6.50	1	1970	1970	3	20	399	
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	400.00	400.00	1	2001	2001	3	20	80	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	1	2003	2003	3	20	780	
4	0681	POLE SHED	0	0	19	7	133.00	SF	15.00	15.00	1	2005	2005	3	20	399	
5	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	1	2005	2005	3	20	933	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	1	2005	2005	3	20	1,012	
7	0802	ASPHALT B	0	0	0	0	8,775.00	SF	2.40	2.40	1	2026	2023		20	4,212	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	4,803
TOTAL MARKET OB/XF VALUE	7,815
TOTAL LAND VALUE - MARKET	350,538
TOTAL MARKET VALUE	363,156
SOH/AGL Deduction	161,490
ASSESSED VALUE	201,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,666
TOTAL JUST VALUE	363,156
NCON VALUE	0
INCOME VALUE	270382
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

BUILDING DIMENSIONS

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 $.

LAND DESCRIPTION

TOTAL OB/XF 7,815

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	003900	C	MOTEL	0	0004	CH	0.00	0.00	48,350.00	SF		1.00	1.00	1.00	7.25	7.25	350,538							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.05 Total Land Value: 350,538 Market: 0 Agricultural: 0 Common: 350,538 PRINTED 07/09/2026 BY SYS