LOT 29
NASSAU VILLAGE 5 UNR
IN OR 2774/1954

JACKSON CLIFTON JR
4248 GELBRAY CT
OBETZ, OH 43207

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

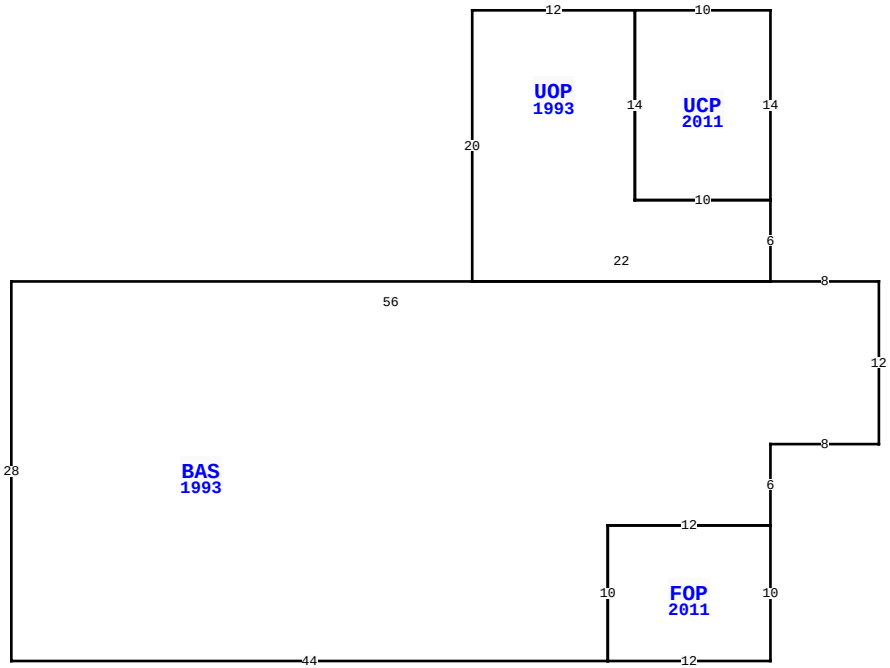
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1993	1,544	158,308
FOP	120	30	2011	36	3,691
UCP	140	20	2011	28	2,871
UOP	300	20	1993	60	6,152
TOTALS	2,104			1,668	171,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	118.3600	124.28	207,299	1984	1984	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 2026 Heated Area: 1544 HX Base Yr



54559 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	171,022
TOTAL MARKET OB/XF VALUE	4,151
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	226,173
SOH/AGL Deduction	0
ASSESSED VALUE	226,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,173
TOTAL JUST VALUE	226,173
NCON VALUE	86,084
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
2720/888	6/19/2024	WD	Q	I	01	156,500
GRANTOR: ALLINGTON MARYLAND L/						
GRANTEE: NEON HOMES & EQUITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W56 S28 E44 N10 E12 N6 E8 N12 $
UOP=[YR=1993;ORIG=-8,0] N6 W10 N14 W12 S20 E22 $
UCP=[YR=2011;ORIG=-8,-6] N14 W10 S14 E10 $
FOP=[YR=2011;ORIG=-20,28] E12 N10 W12 S10 $
.

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	0510	GARAGE WD-	0	0	0	0	1,186.00	SF	17.50	17.50	100	1975	1975	3	20	4,151	

LAND DESCRIPTION

TOTAL OB/XF 4,151

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	000100	C	RES	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS