PT OR 1260/144 1999 WIND DW

YOUNG WAYNE & MARSHA L
1060 VAUGHT RD
BEAVER DAM, KY 42320

2026

38-4N-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

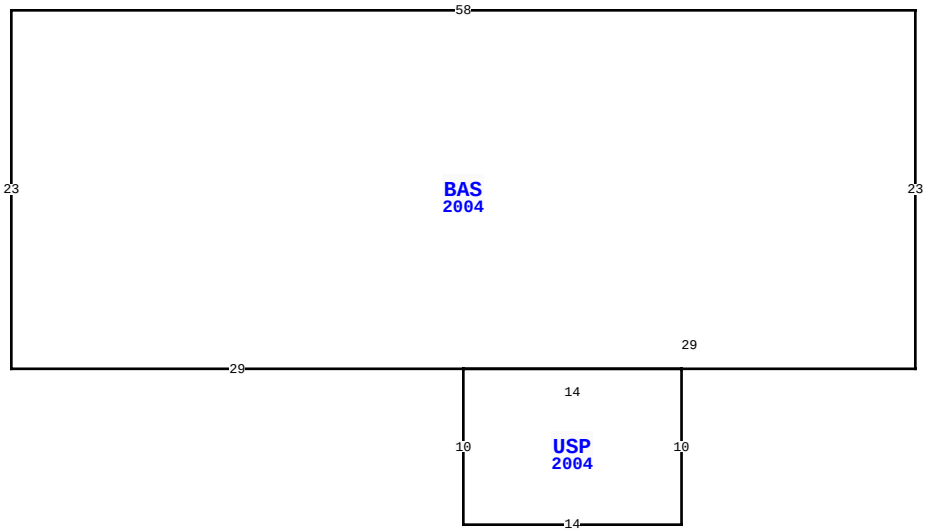
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	2004	1,334	62,122
USP	140	50	2004	70	3,260
TOTALS	1,474			1,404	65,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	129.3600	116.42	163,454	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 0 Heated Area: 1334 HX Base Yr



28676 DAVIS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,382
TOTAL MARKET OB/XF VALUE	22,349
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	192,731
SOH/AGL Deduction	21,326
ASSESSED VALUE	171,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,405
TOTAL JUST VALUE	192,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413549	GARAGE	19,008	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/0144	9/17/2004	WD	U	I	07	100
GRANTOR: LEE THOMAS H & MARY T						
GRANTEE: YOUNG WAYNE & MARSH						
1228/0268	5/06/2004	WD	U	I	11	130,000
GRANTOR: LEE THOMAS H						
GRANTEE: YOUNG WAYNE & MARSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W58 S23 E29 USP=[YR=2004] S10 E14 N10 W14$ E29 N23$.

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	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	2004	2004	3	82	18,893	
3	0681	POLE SHED	0	0	40	24	960.00	SF	11.25	11.25	100	2005	2005	3	32	3,456	

LAND DESCRIPTION

TOTAL OB/XF 22,349

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS