

LOT 1 (EX S-1)
IN OR 1730/149
1985 OAKL/SW/MH

FLORES EVELYN A & JORGE L
PO BOX 4036
SPARKS, NV 89432

2023

16-1N-25-0740-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

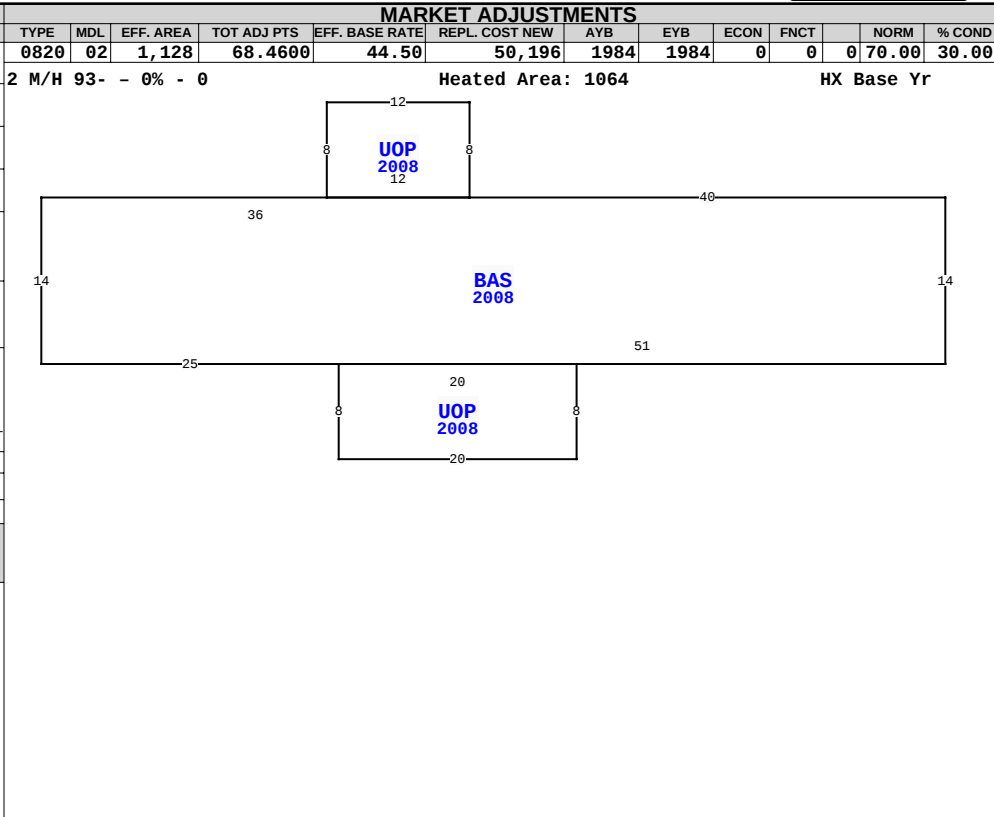
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	14,204
UOP	96	25	24	320
UOP	160	25	40	534

TOTALS	1,320		1,128	15,059
--------	-------	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
6	0940	SHEDS/PORT	0	0	7	70.00	SF	20.10	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.00

REVIEW DATE	03/24/2022	BY	HSA
-------------	------------	----	-----



44174 HENDRICKS TRL, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
2,311									

Total Acres: 1.00	Total Land Value: 35,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	15,059		
TOTAL MARKET OB/XF VALUE	2,311		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	52,370		
SOH/AGL Deduction	19,335		
ASSESSED VALUE	33,035		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	33,035		
TOTAL JUST VALUE	52,370		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	46,495		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992755	MH MOVE-ON	0	01/07/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1730/0149	3/11/2011	WD	U	I	30
GRANTOR: HOLLIE BENJAMIN & REB					22,500
GRANTEE: FLORES EVELYN A & J					
1730/0146	3/08/2011	QC	U	I	11
GRANTOR: HOLLIE LOWELL D					100
GRANTEE: HOLLIE BENJAMIN & R					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2008] W40 UOP=[YR=2008] N8 W12 S8 E12\$ W36 S14 E25 UOP=[YR=2008] S8 E20 N8 W20\$ E51 N14\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 35,000	PRINTED 08/02/2023 BY SYS
----------------	---------------------------