

BLOCK 1 LOT 71
R498268 & R498269
EX ESMT PT OR 556/654

MERCY ALI
9565 FRESH CROWN CT
LAS VEGAS, NV 89148

2023

25-2N-27-1475-0001-0710



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,701	117.6000	76.44	130,024	1993	1993	0	0	0	70.00	30.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 2023													Heated Area: 1620										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	12 27 UOP 1993 27 60 BAS 1993 27 12 60																																
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		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM																								MKT AREA		04									
NEIGHBORHOOD/LOC			4004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,620	100	1,620	37,150																															
UOP	324	25	81	1,858																															
TOTALS			1,944	1,701	39,007																														
EXTRA FEATURES			85366 LINA RD, FERNANDINA BEACH																																
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																			
1	0940	SHEDS/PORT	0	0	12	24		288.00	SF 20.10	100	1993	1993	3	20	1,158																				
2	1242	WD DECK A	0	0	8	8		64.00	SF 10.00	100	1993	1993	3	20	128																				
3	0351	CARPORT MT	0	0	24	18		432.00	SF 10.00	100	2018	2018	3	86	3,715																				
TOTAL OB/XF																	5,001																		
LAND DESCRIPTION			CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT			1.00	1.00	1.25	85,000.00	106,250.00	106,250																	
REVIEW DATE 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS																																			