

95081 LEO TRUST/UNCLE PETE'S LLC
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

31-2N-28-1600-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 5005DRYWALL 5014CARPET 10003CENTRAL 10004AIR DUCTED 1004 1002 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 100

CONSTRUCTION

QUALITY03Quality Level 03DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6201001,62039,172

TOTALS1,6201,62039,172

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

11243WD DECK F008864.00SF8.008.0010020012001320102

LAND DESCRIPTIONTOTAL OB/XF102

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.01AC1.001.001.0075,000.0075,000.0075,750

REVIEW DATE01/29/2018BYKWXTotal Acres: 1.01Total Land Value: 75,750Market: 0Agricultural: 0Common: 75,750PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0820021,620124.000080.60130,572198719870070.0030.00

M/H 93- - 0% - 2023Heated Area: 1620HX Base YrBAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE39,172TOTAL MARKET OB/XF VALUE102TOTAL LAND VALUE - MARKET75,750TOTAL MARKET VALUE115,024SOH/AGL Deduction0ASSESSED VALUE115,024TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE115,024TOTAL JUST VALUE115,024NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE79,534

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2609/12627/01/2022WDUUII11100GRANTOR: MOHLER JEFFREY L & CAGRANTEE: 95081 LEO TRUST1396/02033/14/2006WDUUII2380,000GRANTOR: SURRENCY NANCY AGRANTEE: MOHLER JEFFREY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27\$.