E1/2 OF SE1/4
EX 3-1 & EX R/W OR 247/681
EX R/W OR 611/1163

RHODES ROBERT & MARTHA LIV TRT/RHODES ROBERT L TRU
3904 SAGE RIVER ST
LAS VEGAS, NV 89129

2023

33-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 121, HILLIARD

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	314,100
TOTAL MARKET VALUE	27,051
SOH/AGL Deduction	0
ASSESSED VALUE	27,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,051
TOTAL JUST VALUE	314,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2313/0471	10/15/2019	SW	U	V	11	100

GRANTOR: RHODES MARTHA JANE
GRANTEE: RHODES ROBERT L & M

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	42.82	AC		1.00	1.00	1.00	550.00	550.00	23,551							
2	005902	A	HARDWOOD SI	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	175.00	175.00	3,500							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	62.82	AC		1.00	1.00	1.00	5,000.00	5,000.00	314,100							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 62.82 Total Land Value: 27,051 Market: 314,100 Agricultural: 27,051 Common: 0 PRINTED 08/02/2023 BY SYS