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

MERCY ALI
9565 FRESH CROWN CT
LAS VEGAS, NV 89148

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

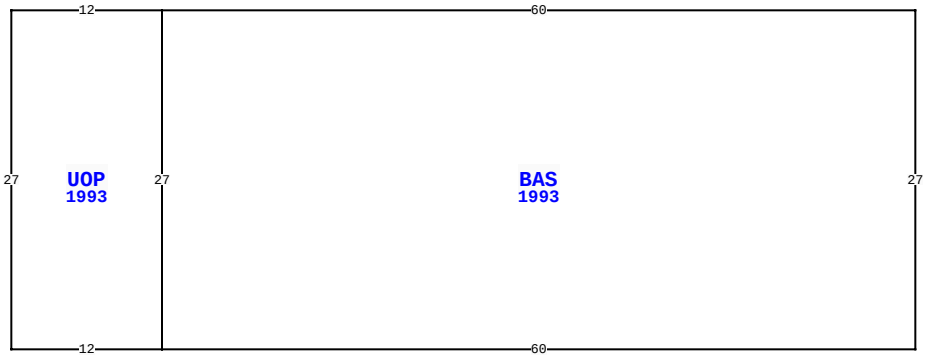
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	40,007
UOP	324	25	81	2,000
TOTALS	1,944		1,701	42,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,701	117.6000	82.32	140,026	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1620 HX Base Yr



BLD DATE	03/16/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/26/2023 MLU
AG DATE	

85366 LINA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,008
TOTAL MARKET OB/XF VALUE	4,828
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	153,086
SOH/AGL Deduction	0
ASSESSED VALUE	153,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,086
TOTAL JUST VALUE	153,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007403	XFOB	8,604	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2468/1715	6/08/2021	QC	U	I	11	100
GRANTOR: COOL LYNN D						
GRANTEE: COOL LYNN D & MERCY						
1882/0191	9/23/2013	SW	Q	I	02	50,000
GRANTOR: GERMANO ROSS(AS SPECI						
GRANTEE: COOL LYNN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 UOP=[YR=1993] W12 S27 E12 N27$ S27 E60 N27$.

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	0940	SHEDS/PORT	0	0	12	24	288.00	SF	20.10	20.10	100	1993	1993	3	20	1,158	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128	
3	0351	CARPORT MT	0	0	24	18	432.00	SF	10.00	10.00	100	2018	2018	3	82	3,542	

LAND DESCRIPTION

TOTAL OB/XF 4,828

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	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 08/06/2024 BY SYS