

PT OF SW1/4 OF SE1/4 &
PT OF NW1/4 OF NE1/4
PARCEL 1-1 SEC 34-3N-26 &

THE WILDWOOD TRUST/MOHLER JEFFREY TRUSTEE
3225 MCLEOD DR
LAS VEGAS, NV 89121

2024

34-3N-26-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

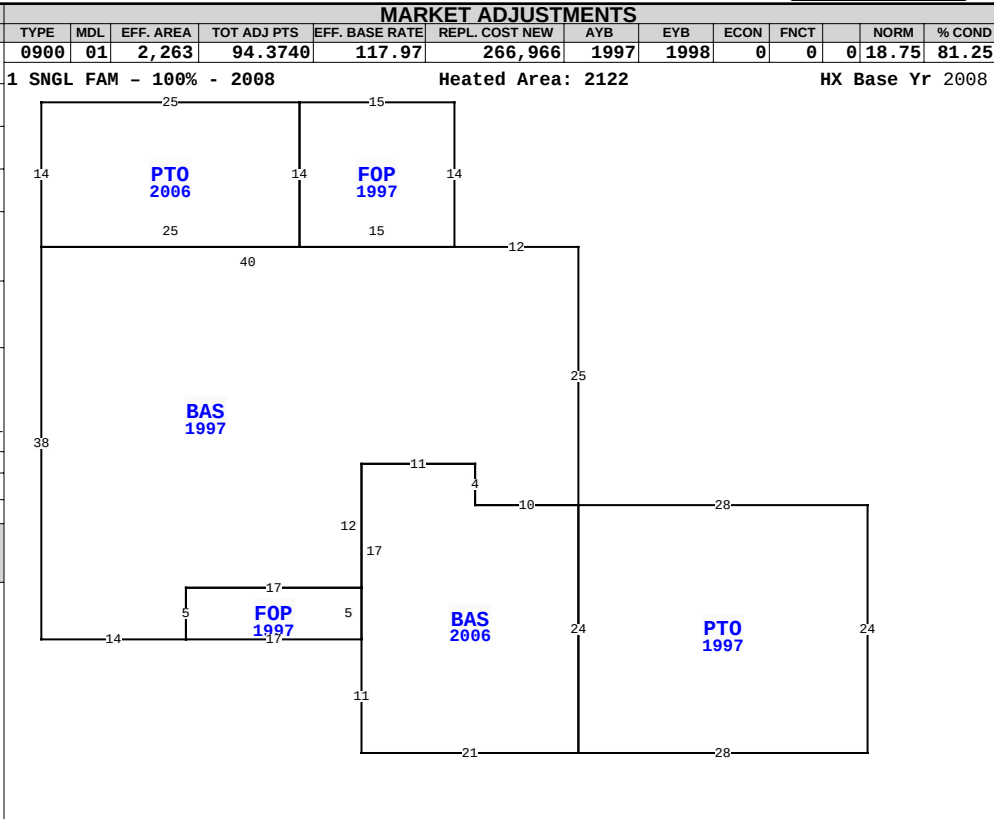
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	150,869
BAS	548	100	548	52,527
FOP	85	30	26	2,492
FOP	210	30	63	6,039
PTO	672	5	34	3,259
PTO	350	5	18	1,725

TOTALS	3,439		2,263	216,910
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50
3	0940	SHEDS/PORT	0	100	12	30	360.00	SF	30.00
4	0350	CARPORT WD	0	100	12	28	336.00	SF	10.40
5	1242	WD DECK A	0	100	0	0	120.00	SF	10.00
6	0681	POLE SHED	0	100	0	0	1,440.00	SF	15.00
7	0681	POLE SHED	0	100	0	0	1,200.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,910	
TOTAL MARKET OB/XF VALUE		32,756	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		329,666	
SOH/AGL Deduction		161,554	
ASSESSED VALUE		168,112	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		118,112	
TOTAL JUST VALUE		329,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24871	ADDITION	56,246	07/01/2011
B9704092	NEW CONSTR	85,000	07/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2723/410	6/21/2024	WD	Q	I	01
GRANTOR: SEAY JAMES B & PAULA					
GRANTEE: THE WILDWOOD TRUST					
1550/1430	2/13/2008	WD	U	I	07
GRANTOR: PRICE RICCI J & MARY					
GRANTEE: SEAY JAMES B & PAUL					

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

BUILDING DIMENSIONS									
BAS=[YR=1997] W12 FOP=[YR=1997] N14 W15 PTO=[YR=2006] W25 S14 E25 N14 \$ S14 E15 \$ W40 S38 E14 FOP=[YR=1997] E17 BAS=[YR=2006] S11 E21 PTO=[YR=1997] E28 N24 W28 S24 \$ N24 W10 N4 W11 S17 \$ N5 W17 S5 \$ N5 E17 N12 E11 S4 E10 N25 \$.									