PT OR 456 PGS 741-759 &
PT OR 555/1146 & OR 609/1228

CLARK ARTHUR BEN/MCNAIR BEVERLY ET AL
1707 NAVARRE LANE
HENDERSON, NV 89014

2025

16-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

45411 JONES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	115,635
TOTAL MARKET VALUE	2,313
SOH/AGL Deduction	0
ASSESSED VALUE	2,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,313
TOTAL JUST VALUE	115,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1278	8/05/2019	QC	U	V	11	100
GRANTOR: MCNAIR KIMBLE E & EME						
GRANTEE: GUASTELLA DOLLIE MC						
0609/1228	10/16/1990	WD	Q	I	01	100
GRANTOR: DEPRIEST STEWART						
GRANTEE: MCNAIR KIMBLE ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.93	AC		1.00	1.00	1.00	390.00	390.00	2,313							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.93	AC		1.00	1.00	1.00	19,500.00	19,500.00	115,635							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 5.93 Total Land Value: 2,313 Market: 115,635 Agricultural: 2,313 Common: 0 PRINTED 07/30/2025 BY SYS