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

MERCY ALI
9565 FRESH CROWN CT
LAS VEGAS, NV 89148

**2025**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

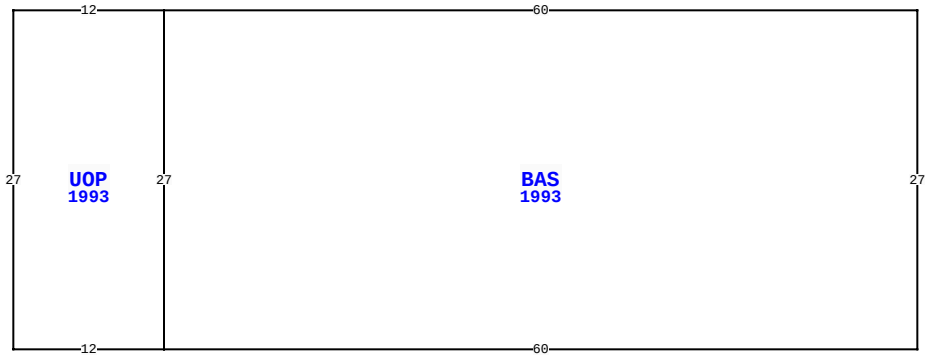
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | 1993 | 1,620 | 45,723 |
| UOP | 324 | 25 | 1993 | 81 | 2,286 |
| TOTALS | 1,944 | | | 1,701 | 48,009 |

### 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 | 94.08 | 160,030 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

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




### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 48,009 |
| TOTAL MARKET OB/XF VALUE | 4,656 |
| TOTAL LAND VALUE - MARKET | 125,000 |
| TOTAL MARKET VALUE | 177,665 |
| SOH/AGL Deduction | 9,270 |
| ASSESSED VALUE | 168,395 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 168,395 |
| TOTAL JUST VALUE | 177,665 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 153,086 |

| 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 | | | | | | |

85366 LINA RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/16/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### 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 | 78 | 3,370 | |

### BUILDING DIMENSIONS

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

### LAND DESCRIPTION

TOTAL OB/XF 4,656

| 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 | 000100 | C | RES | 0 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.25 | 100,000.00 | 125,000.00 | 125,000 | | | | | | | |

REVIEW DATE 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS