IN OR 2299/1276

MCNAIR BEVERLYE/GUASTELLA DOLLIE MCNAIR
1707 NAVARRE LN
HENDERSON, NV 89014

2025

51-2N-25-0000-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	07
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

DR MARTIN LUTHER KING JR AV, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	163,410
TOTAL MARKET VALUE	3,268
SOH/AGL Deduction	0
ASSESSED VALUE	3,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,268
TOTAL JUST VALUE	163,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1276	8/05/2019	QC	U	V	11	100

GRANTOR: MCNAIR EMERELLE B & K

GRANTEE: GUASTELLA DOLLIE MC

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		INTNS	0.00	0.00	8.38	AC		1.00	1.00	1.00	390.00	390.00	3,268							
2	009910	M	MARKET VALUE	0		INTNS	0.00	0.00	8.38	AC		1.00	1.00	1.00	19,500.00	19,500.00	163,410							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 8.38 Total Land Value: 3,268 Market: 163,410 Agricultural: 3,268 Common: 0 PRINTED 07/30/2025 BY SYS