

95081 LEO TRUST
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

31-2N-28-1600-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 5005DRYWALL 5014CARPET 10003CENTRAL 10004AIR DUCTED 100Bedrooms4 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme04DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4007.00TOTALS1,6201,62051,224EXTRA FEATURES95081 LEO DR, FERNANDINA BEACHL N 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 NOTES1 1243 WD DECK F 0 0 8 8 64.00 SF 8.00 8.00 100 2001 2001 3 20 102

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,620124.0000105.40170,7481987198700070.0030.00Heated Area: 1620HX Base YrBAS 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE51,224TOTAL MARKET OB/XF VALUE102TOTAL LAND VALUE - MARKET101,000TOTAL MARKET VALUE152,326SOH/AGL Deduction60,129ASSESSED VALUE92,197TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE92,197TOTAL JUST VALUE152,326NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE149,313SALES DATAOFF RECORD NumberDATETYPEINSTQ / U / I / V / RSNSALE PRICE2609/12627/01/2022WDUUI11100GRANTOR: MOHLER JEFFREY L & CAGRANTEE: 95081 LEO TRUST1396/02033/14/2006WDUUI2380,000GRANTOR: SURRENCY NANCY AGRANTEE: MOHLER JEFFREY L &BUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W60 S27 E60 N27\$.LAND DESCRIPTIONTOTAL OB/XF102L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV1 000100 C RES 0 OR 0.00 0.00 1.01 AC 1.00 1.00 1.00 100,000.00 100,000.00 101,000REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/09/2026 BY SYS