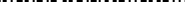


CHESTER RD 1&2 TRUST
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2026



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

2503

MOD METAL 100
GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

1205130803

MODULAR MT 100
DRYWALL 100
LVT/LAMNT 80
SHT VINYL 20
CENTRAL 100
FORCED AIR 100

Bedrooms Bathrooms Frame

2100110002

WOOD FRAME 100

Stories Units BUD8 Adjustme

104

1. 100
0 100
DIST 01 100

TOTALS

672100199367224,134

EXTRA FEATURES

96578 CHESTER RD, YULEE

L 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 NOTES

1 1242 WD DECK A 0 0 6 4 24.00 SF 10.00 10.00 100 1985 1985 3 20 48

2 1242 WD DECK A 0 0 5 6 30.00 SF 10.00 10.00 100 2000 2000 3 20 60

LAND DESCRIPTION

TOTAL OB/XF 108

L 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 CONSRV

1 000100 C RES 0 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 90,000.00 90,000.00 180,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0820 02 672 100.6000 85.51 57,463 1986 2000 0 0 0 58.00 42.00

Heated Area: 672 HX Base Yr

BAS 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 48,268 TOTAL MARKET OB/XF VALUE 108 TOTAL LAND VALUE - MARKET 180,000 TOTAL MARKET VALUE 228,376 SOH/AGL Deduction 101,286 ASSESSED VALUE 127,090 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 127,090 TOTAL JUST VALUE 228,376 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 217,702

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2582/0110 7/20/2022 WD U I 11 100

GRANTOR: MOHLER JEFFREY L & CA GRANTEE: CHESTER RD 1&2 TRUS 1366/1874 11/14/2005 WD Q I 120,000 GRANTOR: EAST & WEST COMPANIES GRANTEE: MOHLER JEFFREY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14\$.

CHESTER RD 1&2 TRUST
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

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