

LOTS B,C,D & PT OF LOT E
IN OR 2609/1277
YULEE FARMS R/P OF LOTS 1 & 2

LORETTA LANE TRUST/UNCLE PETE'S LLC TRUSTEE
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2023

42-2N-27-4520-000B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	11,695
STR	48	10	5	70
STR	60	10	6	83
TOTALS	948		851	11,848

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	16	24	384.00	SF	30.00
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	RM	0.00	0.00	2.08

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	851	71.4000	46.41	39,495	1986	1986	0	0	70.00	30.00	
2 M/H 93- - 0% - 2023 Heated Area: 840 HX Base Yr												

TOTAL OB/XF 8,304												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
85001 LORETTA LN, YULEE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		42,603	
TOTAL MARKET OB/XF VALUE		8,304	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		144,507	
SOH/AGL Deduction		0	
ASSESSED VALUE		144,507	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		144,507	
TOTAL JUST VALUE		144,507	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		130,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5274	CO ISSUED	0	08/01/2010
P14284	OTHER	0	05/01/2010
C4898	CO ISSUED	0	02/01/2007
MH4898	MH MOVE-ON	0	02/01/2007
P12127	OTHER	0	02/01/2007
E18542	ELEC OTHER	0	12/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/1277	7/01/2022	WD U	I	11		100	
GRANTOR: MOHLER JEFFREY L & CA							
GRANTEE: LORETTA LANE TRUST							
1453/1823	10/23/2006	WD U	V	07		100	
GRANTOR: BRUCE JOHN PERRY							
GRANTEE: MOHLER JEFFREY L &							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2006] W40 STR=[YR=2006] N8 W6 S8 E6 \$ W20 S14 E35 STR=[YR=2006] S6 E10 N6 W10 \$ E25 N14 \$.							

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ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 90		
Interior Floor	02	MIN PLYWD 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	4052.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	30,230
DCK	32	15	5	175
DCK	64	15	10	350
TOTALS	960		879	30,755

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	879	113.6000	79.52	69,898	1998	1998	0	0	0	56.00	44.00
3 M/H 94+ - 0% - 2023 Heated Area: 864 HX Base Yr												
85001 LORETTA LN, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

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NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				130,403			