LOT B
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

LORETTA LANE TRUST/MOHLER JEFFREY L TRUSTEE
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

84994 LORETTA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	50,000
SOH/AGL Deduction	37,418
ASSESSED VALUE	12,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,582
TOTAL JUST VALUE	50,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

SW/MH VIN: PHAL05167AC _ TITLE: 152390804

2018 PLATIUNM HOME _ 14 X 60 SW/MH _ 2 BD/ 2BTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007433	14 X 60 SINGLE WI	0	06/24/2024
MH240001788	2017 SW/MH (14X60	0	02/14/2024
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

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

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	000115	C	SFR ACRES	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/11/2024 BY KW Total Acres: 0.45 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS