LOT D
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-27-4520-000D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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		1 100
Quality	03	Quality Level 03

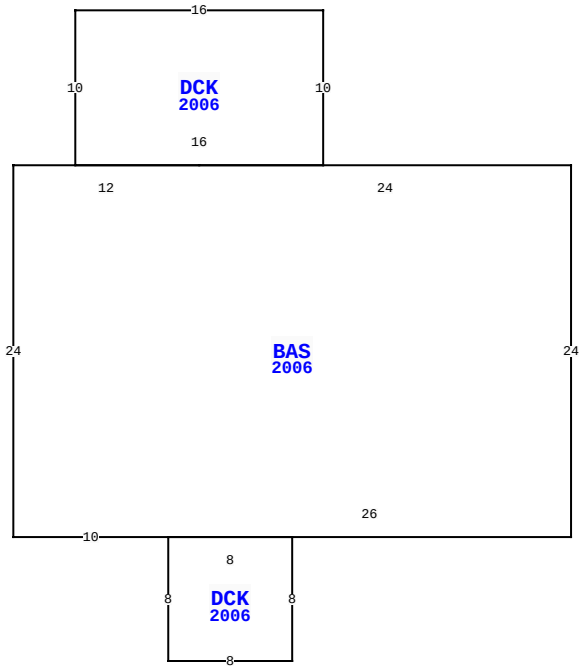
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	38,880
DCK	64	15	10	450
DCK	160	15	24	1,080
TOTALS	1,088		898	40,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	898	120.0000	90.00	80,820	1998	2002	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2023 Heated Area: 864 HX Base Yr



85008 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	40,410
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	90,410
SOH/AGL Deduction	0
ASSESSED VALUE	90,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,410
TOTAL JUST VALUE	90,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,190

VINYL CARPORT = NV
RP: 12380245 & 12380246
DW/MH/ID GMHGA4259716852(A/B)
1998 GENE D/W MH @ 85008 LORETTA LN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W24 W12 S24 E10 E26 N24 $
DCK=[YR=2006;ORIG=-26,24] S8 E8 N8 W8 $
DCK=[YR=2006;ORIG=-16,0] N10 W16 S10 E16 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 04/02/2024 BY KWA Total Acres: 0.45 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS