LOT E (EX PT IN OR 1456/287)
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-27-4520-000E-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

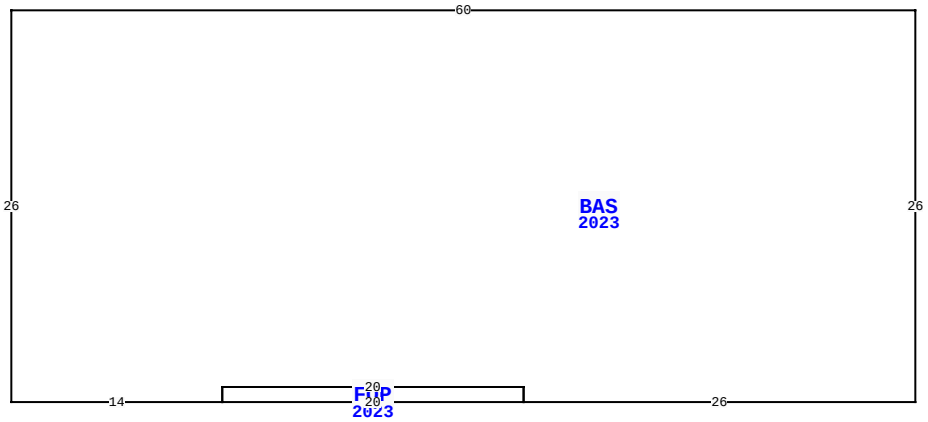
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	04	Quality Level 04
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	1,540	100	1,540	42,689
FOP	20	30	6	166
TOTALS	1,560		1,546	42,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,546	132.0000	92.40	142,850	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1540 HX Base Yr



85033 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	42,855
TOTAL MARKET OB/XF VALUE	4,608
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	97,463
SOH/AGL Deduction	0
ASSESSED VALUE	97,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,463
TOTAL JUST VALUE	97,463
NCON VALUE	4,608
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,176

DW/MH VIN: 338172N7191(A/B)

1988 D/W MH (EXPIRED 2022 ST DECALS) @ 85033 LORET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH10-5274	REPLACEMENT DW/MH		05/19/2010

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=2023;ORIG=10,10] E60 S26 W26 N1 W20 S1 W14 N26 $
FOP=[YR=2023;ORIG=24,36] E20 N1 W20 S1 $
.

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
1	0940	SHEDS/PORT	0	0	24	16	384.00	SF	30.00	30.00	50	2024	2020		40	4,608	

LAND DESCRIPTION

TOTAL OB/XF 4,608

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 04/02/2024 BY KWA Total Acres: 0.70 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS