

BLOCK 2 LOT 32
1986 CONC DW/MH
YULEE WOODS #2 PB 5/83 & 84

85161 JOANN RD TRUST/MOHLER JEFFREY L TRUSTEE
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2024

42-2N-27-4612-0002-0320



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 70		
Interior Floor	13	LVT/LAMNT 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	26,954
UEP	308	70	216	3,466
TOTALS	1,988		1,896	30,419

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,896	114.6000	80.22	152,097	1986	1986	0	0	25	70.00	20.00
1 M/H 93- - 0% - 2021												
Heated Area: 1680												
HX Base Yr												
28 60 28 60												