

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

2025

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 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	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	YEAR
BAS	840	100	2024
TOTALS	840		840
			72,614

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	94+	- 0%	- 2025								
Heated Area: 840						HX Base Yr						
BLD DATE				LGL DATE				05/08/2025				MLU
XF DATE				LAND DATE								
INC DATE				AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	Tax Group: 4		STANDARD
BUILDING MARKET VALUE	Tax Dist:		72,614
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			132,614
SOH/AGL Deduction			46,160
ASSESSED VALUE			86,454
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,454
TOTAL JUST VALUE			132,614
NCON VALUE			72,614
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 &						

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
84994 LORETTA LN, YULEE																
TOTALS 840 840 72,614																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=20,10] E60 S14 W60 N14 \$			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							