LOT C
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-27-4520-000C-0000

BUILDING CHARACTERISTICS

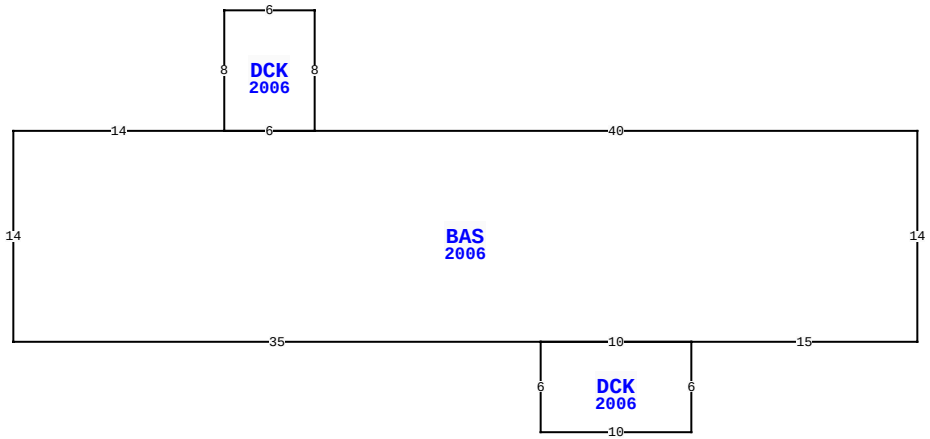
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	20,765
DCK	48	15	2006	7	173
DCK	60	15	2006	9	223
TOTALS	948			856	21,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	856	103.0000	82.40	70,534	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



85001 LORETTA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,160
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	81,160
SOH/AGL Deduction	7,871
ASSESSED VALUE	73,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,289
TOTAL JUST VALUE	81,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,515

SWMH/ID: SHS1WGA12869843 / RP: 12368266

1986 GOLD S/W MH @ 85001 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] W40 W6 W14 S14 E35 E10 E15 N14 $
DCK=[YR=2006;ORIG=-25,14] S6 E10 N6 W10 $
DCK=[YR=2006;ORIG=-40,0] N8 W6 S8 E6 $
.

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	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							

REVIEW DATE 04/02/2024 BY KWA Total Acres: 0.45 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS