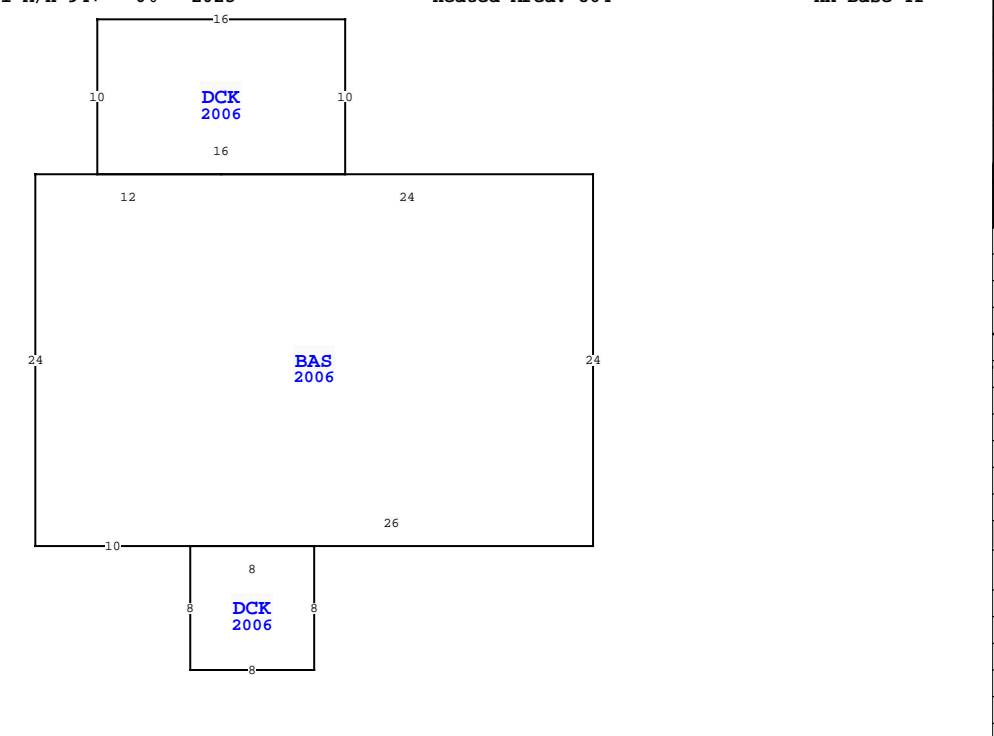


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	1 100

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	102.00	91,596	1998	2002	0	0	52.00	48.00		



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	864	100	2006	864	42,301
DCK	64	15	2006	10	490
DCK	160	15	2006	24	1,175
TOTALS	1,088			898	43,966

85008 LORETTA LN, YULEE

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

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			43,966
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			103,966
SOH/AGL Deduction			4,515
ASSESSED VALUE			99,451
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,451
TOTAL JUST VALUE			103,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,410
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 \$													

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							