

LOT E (EX PT IN OR 1456/287)
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

BROWN KELLI SUE & JASON LEE
85033 LORETTA LN
YULEE, FL 32097

2025

42-2N-27-4520-000E-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	08	SHT VINYL	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	YEAR
BAS	1,540	100	2023
FOP	20	30	2023
TOTALS	1,560		

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	133.1000	106.48	164,618	1988	1998		0	0	60.00												
1 M/H 93- - 100% - 2025 Heated Area: 1540 HX Base Yr 2025																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2025	MLU	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			65,847
TOTAL MARKET OB/XF VALUE			9,907
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			135,754
SOH/AGL Deduction			0
ASSESSED VALUE			135,754
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			85,032
TOTAL JUST VALUE			135,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,463
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
2743/730	10/07/2024	TD	U	I	30	180,000
GRANTOR: LORETTA LANE TRUST						
GRANTEE: BROWN KELLI SUE & J						
2609/1277	7/01/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: LORETTA LANE TRUST						

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
1	0940	SHEDS/PORT	0	100	24	16		384.00	SF	30.00			86	9,907	

BUILDING NOTES											
85033 LORETTA LN, YULEE											

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 \$											

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	DPH 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	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							