

LOT D
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

LORETTA LANE TRUST
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2026

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



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
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 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		
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	42,924
DCK	64	15	2006	10	497
DCK	160	15	2006	24	1,192
TOTALS	1,088			898	44,613

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	108.00	96,984	1998	2002	0	0	54.00	46.00
1 M/H 94+ 0% - 2023 Heated Area: 864 HX Base Yr											
85008 LORETTA LN, YULEE											
						BLD DATE				LGL DATE	05/06/2026 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY											PAGE 1 of 1		4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										44,613			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										65,000			
TOTAL MARKET VALUE										109,613			
SOH/AGL Deduction										217			
ASSESSED VALUE										109,396			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										109,396			
TOTAL JUST VALUE										109,613			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										103,966			
VINYL CARPORT = NV													
1998 GENE D/W MH @ 85008 LORETTA LN _ DW/MH/ID GMH													