BLOCK 2 LOT 14
IN OR 2169/903
TRINITY CIRCLE SUB PB 3/34

SCHMITT VINCENT JOSEPH/TIBBETTS MARSHA JEAN
85276 TRINITY CIRCLE
YULEE, FL 32097

2023

42-2N-27-4380-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

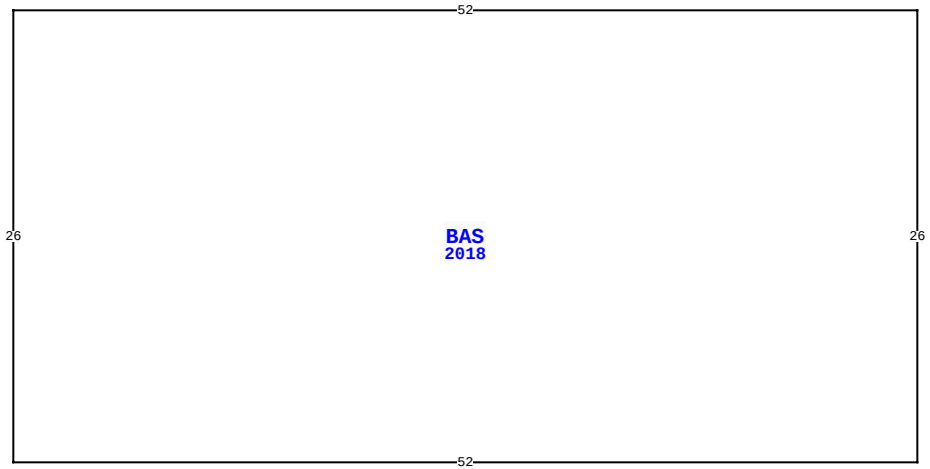
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	87,826
TOTALS	1,352		1,352	87,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	116.0000	81.20	109,782	2014	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2019 Heated Area: 1352 HX Base Yr 2019



85276 TRINITY CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,826
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		147,826
SOH/AGL Deduction		62,999
ASSESSED VALUE		84,827
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,827
TOTAL JUST VALUE		147,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002297	CO ISSUED	0	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/0903	1/03/2018	WD	Q	V	01	28,000
GRANTOR: BLYLER JOHNNY & ALICE						
GRANTEE: SCHMITT VINCENT J &						
0434/0703	10/01/1984	CT	U	V		500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W52 S26 E52 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RMH	170.00	150.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS