

BLOCK 2 LOT 15
IN OR 2183/790
R621419 & R621420

DEMETRULIAS ANGELO GEORGE & LEA ANN
85294 TRINITY CIRCLE
YULEE, FL 32097

2023

42-2N-27-4380-0002-0150



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 50	0800	02	2,268	147.6800	103.38	234,466	1986	2009	0	0	0	34.00	66.00	STANDARD													
Exterior Wall	12	CEDAR 50	1 M/H 94+ - 100% - 2019													Heated Area: 1976													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2019													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floor	08	SHT VINYL 60																											
Interior Floor	14	CARPET 40																											
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		0 100																											
Quality		06	Quality Level 06																										
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	1,568	100	1,568	106,986																									
FGR	448	55	246	16,784																									
FOP	150	30	45	3,070																									
SFB	510	80	408	27,838																									
STP	12	10	1	68																									
TOTALS		2,688		2,268		154,748																							
EXTRA FEATURES										85294 TRINITY CIR, YULEE																			
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												
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170													
7	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	1995	1995	3	72	1,928													
8	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1995	1995	3	24	5,645													
9	0940	SHEDS/PORT	0	100	20	14	280.00	SF	30.00	30.00	100	1994	1994	3	20	1,680													
10	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576													
11	0802	ASPHALT B	0	100	64	13	832.00	SF	2.40	2.40	100	1997	1997	3	50	998													
12	0812	CONCRETE C	0	100	0	0	1,252.00	SF	4.00	4.00	100	1995	1995	3	72	3,606													
TOTAL OB/XF 16,603																													
LAND DESCRIPTION																													
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												
1	000102	C	SFR/MH	100		RMH	120.00	150.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000												
REVIEW DATE 03/20/2018 BY SBX																													
Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000																													
PRINTED 08/02/2023 BY SYS																													