

**LUCAS STEVEN & LINDA F**  
85378 TRINITY CIR  
YULEE, FL 32097

# 2023

42-2N-27-4380-0002-0180

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

0303

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall

1205

MODULAR MT 100 DRYWALL 100

Interior Floor Air Condition

1303

LVT/LAMNT 100 CENTRAL 100

Heating Type Bedrooms

0403

AIR DUCTED 100 3 100

Bathrooms Frame Stories

0201

WOOD FRAME 100 1. 100

Units

0 100

Quality

05

Quality Level 05

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

1,404

100

1,404

122,300

TOTALS

1,404

1,404

122,300

EXTRA FEATURES

85378 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

1

1242

WD DECK A

0 100

8 6

48.00 SF

10.00

10.00

100

1990

1990

3

20

96

2

0351

CARPORT MT

0 100

18 21

378.00 SF

5.60

5.60

100

1999

1999

3

20

423

3

0754

FOP

0 100

12 12

144.00 SF

15.00

15.00

100

1998

1998

3

20

432

4

0754

FOP

0 100

12 6

72.00 SF

15.00

15.00

100

1999

1999

3

20

216

LAND DESCRIPTION

TOTAL OB/XF

1,167

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

000102

C

SFR/MH

100

RMH

140.00

150.00

1.00

LT

1.00

1.00

1.00

60,000.00

60,000.00

60,000

REVIEW DATE

06/29/2020

BY

NWA

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDORCODE

0800021,404146.4000102.48143,882199520150015.0085.00

1 M/H 94+ - 100% - 2022Heated Area: 1404HX Base Yr 2022

VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

STANDARD122,3001,16760,000183,46725,668157,79950,000107,799183,4670153,203

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2500/04879/16/2021WDQI01210,000

GRANTOR: CANEUP REBECCA S & IR

GRANTEE: LUCAS STEVEN & LIND

2388/19839/01/2020WDQI02150,000

GRANTOR: KELLY ASHLEY

GRANTEE: CANEUP REBECCA S &

BUILDING NOTES

BAS=[YR=1995] W52 S27 E52 N27\$.

BUILDING DIMENSIONS