BLOCK 2 LOT 19
IN OR 1576/1537
TRINITY CIRCLE SUB PB 3/34

HALPERN KENNETH P
85402 TRINITY CIRCLE
YULEE, FL 32097

2023

42-2N-27-4380-0002-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

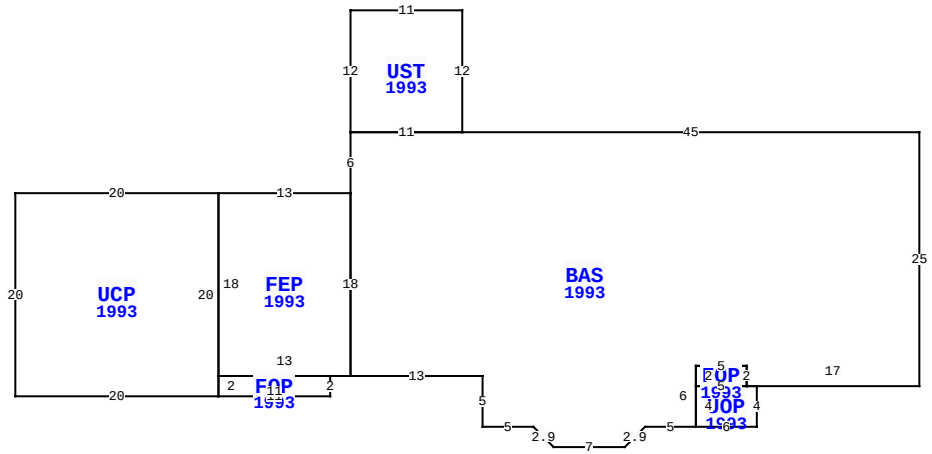
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	92,572
FEP	234	80	187	11,705
FOP	10	30	3	188
FOP	22	30	7	438
UCP	400	20	80	5,007
UOP	24	20	5	313
UST	132	45	59	3,693
TOTALS	2,301		1,820	113,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	97.0000	87.54	159,323	1954	1980	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1479 HX Base Yr



85402 TRINITY CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,916
TOTAL MARKET OB/XF VALUE		655
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		174,571
SOH/AGL Deduction		100,068
ASSESSED VALUE		74,503
TOTAL EXEMPTION VALUE	HX HB WR	54,503
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		174,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009026	REPAIR/RRF	18,000	10/20/2020
20007991	SOLAR PANELS	6,000	09/01/2020
6382	CHNGE SRVC	700	12/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0672	11/12/2021	QC	U	I	11	100
GRANTOR: HALPERN RUTH A (DECEA						
GRANTEE: HALPERN KENNETH PAU						
1576/1537	7/14/2008	QC	U	I	01	100
GRANTOR: HALPERN RUTH HANNA-LU						
GRANTEE: HALPERN KENNETH P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 UST=[YR=1993] N12 W11 S12 E11$ W11 S6 FEP=[YR=1993] W13 UCP=[YR=1993] W20 S20 E20 FOP=[YR=1993] E11 N2 W11 S2$ N20$ S18 E13 N18$ S18 E13 S5 E5 D2 R2 E7 U2 R2 E5 UOP=[YR=1993] E6 N4 W1 FOP=[YR=1993] N2 W5 S2 E5$ W5 S4$ N6 E5 S2 E17 N25$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1980	1980	3	35	655	

LAND DESCRIPTION

TOTAL OB/XF 655

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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 08/12/2021 BY NWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS