BLOCK 3 LOT 1
TRINITY CIRCLE PB 3/34

HERSEY JASON
85137 TRINITY CIRCLE
YULEE, FL 32097

2023

42-2N-27-4380-0003-0010

BUILDING CHARACTERISTICS

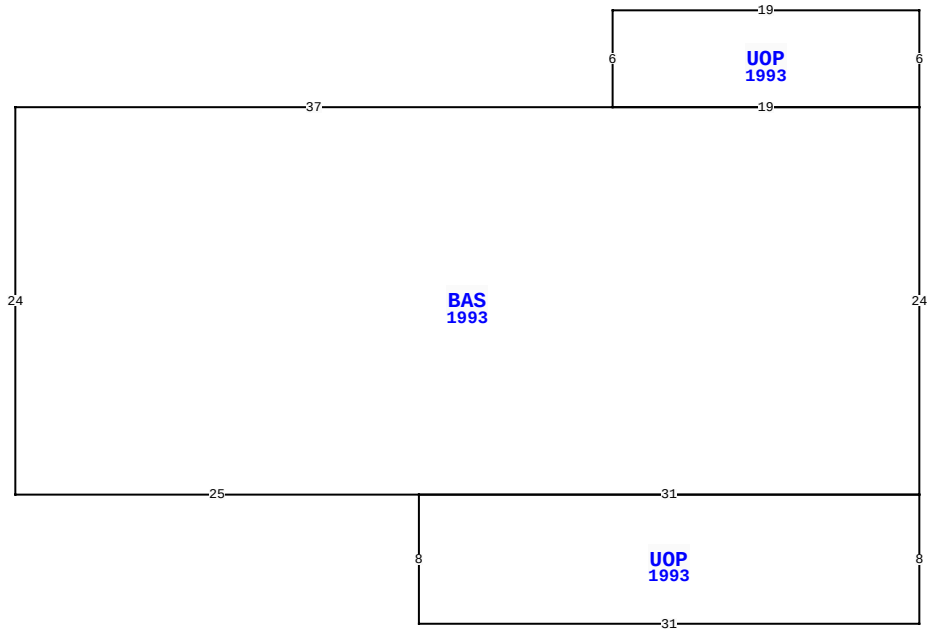
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,344	100	1,344	25,107
UOP	114	25	28	523
UOP	248	25	62	1,158
TOTALS	1,706		1,434	26,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,434	95.8000	62.27	89,295	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1344 HX Base Yr 2015



85137 TRINITY CIR, YULEE

BLD DATE		LGL DATE	
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		26,788
TOTAL MARKET OB/XF VALUE		3,672
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		90,460
SOH/AGL Deduction		25,110
ASSESSED VALUE		65,350
TOTAL EXEMPTION VALUE	HX HB	40,350
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		90,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004637	ADDITION	19,320	08/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/0771	1/12/2021	QC	U	I	11	100
GRANTOR: HERSEY KIRK						
GRANTEE: HERSEY JASON						
1932/0546	8/13/2014	FJ	U	I	11	0
GRANTOR: HERSEY LINDA N ESTATE						
GRANTEE: HERSEY JASON & KIRK						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W19 S6 BAS=[YR=1993] W37 S24 E25 UOP=[YR=1993] S8 E31 N8 W31 $ E31 N24 W19 $ E19 N6 $.

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
3	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1986	1986	3	20	1,800	
4	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2016	2016	3	78	1,872	

LAND DESCRIPTION

TOTAL OB/XF 3,672

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	000102	C	SFR/MH	100		RMH	125.00	190.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/16/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS