BLOCK 3 LOT 4
TRINITY CIRCLE SUB PB 3/34

PEACOCK CONNIE C & DANIEL C
85019 TRINITY CIRCLE
YULEE, FL 32097

2023

42-2N-27-4380-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

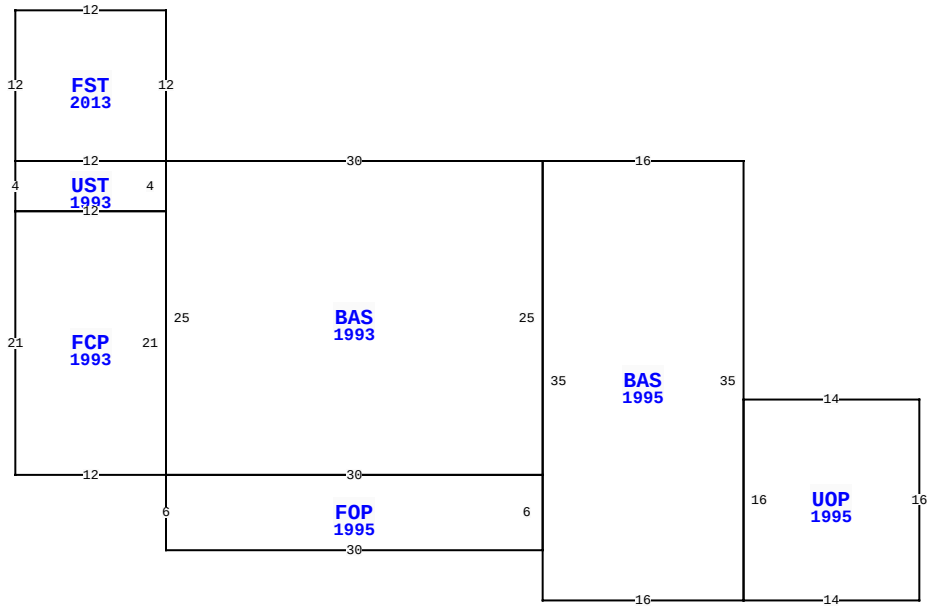
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	63,026
BAS	560	100	560	47,059
FCP	252	25	63	5,294
FOP	180	30	54	4,538
FST	144	55	79	6,639
UOP	224	20	45	3,781
UST	48	45	22	1,848
TOTALS	2,158		1,573	132,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	111.1800	100.34	157,835	1976	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 1989 Heated Area: 1310 HX Base Yr 1989



85019 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		132,187
TOTAL MARKET OB/XF VALUE		2,569
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		194,756
SOH/AGL Deduction		106,291
ASSESSED VALUE		88,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,465
TOTAL JUST VALUE		194,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01249	ADDITION	23,030	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1848	9/17/2021	QC	U	I	11	55,000
GRANTOR: PEACOCK CONNIE C & DA						
GRANTEE: PEACOCK CONNIE C &						
1887/0985	10/04/2013	QC	U	I	11	100
GRANTOR: EDWARDS CONNIE C						
GRANTEE: DOENGES CONNIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 BAS=[YR=1993] W30 FST=[YR=2013] N12 W12 S12 UST=[YR=1993] S4 FCP=[YR=1993] S21 E12FOP=[YR=1995] S6 E30 N6 W30$ N21 W12$ E12 N4 W12$ E12 $S25 E30 N25$ S35 E16 UOP=[YR=1995] E14 N16 W14 S16$ N35$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1994	1994	3	20	772	
2	0810	CONCRETE A	0	100	12	32	384.00	SF	6.50	6.50	100	1995	1995	3	72	1,797	

LAND DESCRIPTION

TOTAL OB/XF 2,569

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	0005	RMH	140.00	190.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS