

WRIGHT CHASTITY
85259 TRINITY CIRCLE
YULEE, FL 32097

42-2N-27-4380-0003-0060

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

08

SHT VINYL 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

0

0 100

Units

0 100

Quality

04

Quality Level 04

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

2,280

100

2,280

194,810

TOTALS

2,280

2,280

194,810

EXTRA FEATURES

85259 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

0500

FP-PRE FAB

0 100

0 0

1.00

UT

2,345.00

2,345.00

100

2018

2018

3

99

2,322

LAND DESCRIPTION

TOTAL OB/XF

2,322

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

133.00

190.00

1.00

LT

1.00

1.00

1.00

60,000.00

60,000.00

60,000

REVIEW DATE

03/27/2019

BY

TW

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

2,280

128.4800

89.94

205,063

2018

2018

0

0

0

5.00

95.00

2 M/H 94+ - 100% - 2017

Heated Area: 2280

HX Base Yr 2017

76

30

76

30

BAS

2018

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

194,810

TOTAL MARKET OB/XF VALUE

2,322

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

257,132

SOH/AGL Deduction

118,273

ASSESSED VALUE

138,859

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

88,859

TOTAL JUST VALUE

257,132

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

202,772

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2061/0389

7/26/2016

FJ

U

I

11

0

GRANTOR: WRIGHT GLENN FRANCIS

GRANTEE: WRIGHT CHASTITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E76 N30\$.