BLOCK 2 LOT 15
IN OR 2183/790
R621419 & R621420

DEMETRULIAS ANGELO GEORGE & LEA ANN
85294 TRINITY CIRCLE
YULEE, FL 32097

2024

42-2N-27-4380-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

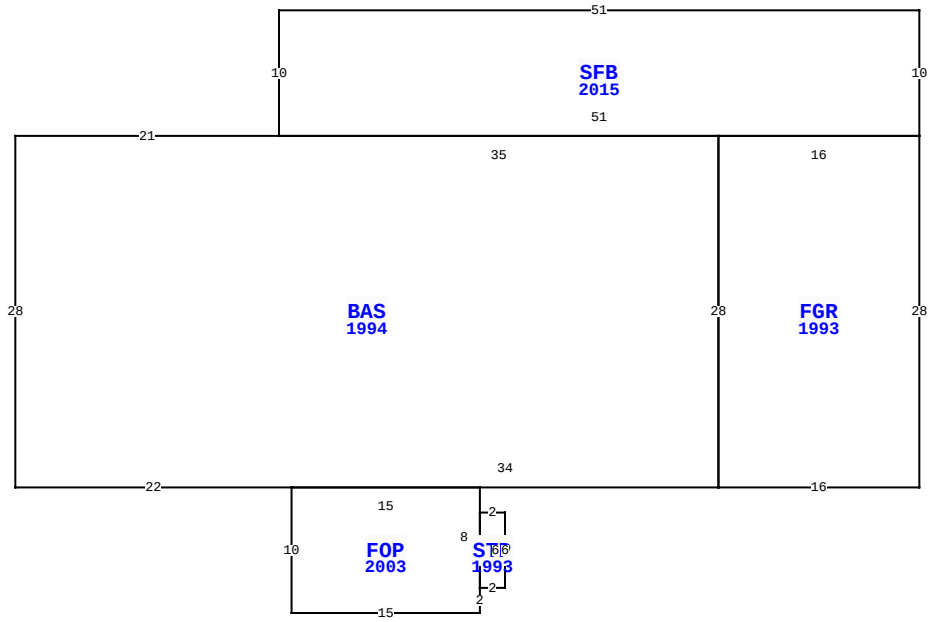
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,568	100	1,568	103,744
FGR	448	55	246	16,276
FOP	150	30	45	2,977
SFB	510	80	408	26,995
STP	12	10	1	66
TOTALS	2,688		2,268	150,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,268	147.6800	103.38	234,466	1986	2009	0	0	0	36.00	64.00

1 M/H 93- – 100% - 2019 Heated Area: 1976 HX Base Yr 2019



85294 TRINITY CIR, YULEE

BLD DATE	09/19/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,058
TOTAL MARKET OB/XF VALUE		16,145
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		238,203
SOH/AGL Deduction		103,260
ASSESSED VALUE		134,943
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		79,943
TOTAL JUST VALUE		238,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0790	1/26/2018	WD	U	I	11	100
GRANTOR: RICH PAUL L SR & SHEI						
GRANTEE: DEMETRULIAS ANGELO						
2173/1441	1/26/2018	WD	Q	I	01	150,000
GRANTOR: RICH PAUL L SR & SHEL						
GRANTEE: DEMETRULIAS ANGELO						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2015] W51 S10 BAS=[YR=1994] W21 S28 E22
FOP=[YR=2003] S10 E15 N2 STP=[YR=1993] E2 N6 W2 S6$ N8 W15$
E34 FGR=[YR=1993] E16 N28 W16 S28$ N28 W35$ E51 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	1995	1995	3	70	1,875	
3	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1995	1995	3	23	5,410	
4	0940	SHEDS/PORT	0	100	20	14	280.00	SF	30.00	30.00	100	1994	1994	3	20	1,680	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
6	0802	ASPHALT B	0	100	64	13	832.00	SF	2.40	2.40	100	1997	1997	3	50	998	
7	0812	CONCRETE C	0	100	0	0	1,252.00	SF	4.00	4.00	100	1995	1995	3	70	3,506	

LAND DESCRIPTION

TOTAL OB/XF 16,145

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		RM	120.00	150.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS