

RHOADES KATHRYN C/RHOADES MARY E ET AL  
85342 TRINITY CIRCLE  
YULEE, FL 32097

**42-2N-27-4380-0002-0170**

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENTCD

03

VINYL 100

Exterior Wall

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 80

Interior Floor

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

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

1,485

100

1,485

45,686

UCP

504

20

101

3,107

TOTALS

1,989

1,586

48,793

EXTRA FEATURES

85342 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

LAND DESCRIPTION

TOTAL OB/XF

0

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

REVIEW DATE

12/06/2022

BY

NWA

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCT% NORM% COND

0800021,586117.200087.90139,409199619960065.0035.00

1 M/H 94+ - 100% - 1997Heated Area: 1485HX Base Yr 1997

UCP 1996

BAS 1996

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE48,793

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE108,793

SOH/AGL Deduction49,364

ASSESSED VALUE59,429

TOTAL EXEMPTION VALUEHX HB34,429

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE108,793

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE112,046

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1097/138912/02/2002WDUII0157,700

GRANTOR: RHOADES KATHRYN C

GRANTEE: RHOADES KATHRYN C E

0775/004610/28/1996WDUII0632,200

GRANTOR: STRICKLAND DONNA

GRANTEE: RHOADES KATHRYN C

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W36 S14 BAS=[YR=1996] W19 S27 E55 N27 W36\$ E36 N14\$.