IN OR 2732/1041

TRIGG TAMMY LYNN
1528 PENBROOK DR
FERNANDINA BEACH, FL 32034

2025

30-1S-24-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

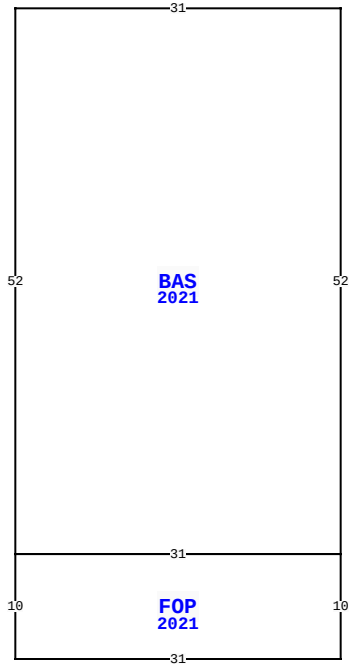
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2021	1,612	162,876
FOP	310	30	2021	93	9,397
TOTALS	1,922			1,705	172,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,705	113.4000	102.06	174,012	2021	2021	0	0	0	1.00	99.00

2 SFR MODULR – 0% - 2025 Heated Area: 1612 HX Base Yr



8106 RAILROAD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	172,272
TOTAL MARKET OB/XF VALUE	1,267
TOTAL LAND VALUE - MARKET	86,800
TOTAL MARKET VALUE	260,339
SOH/AGL Deduction	0
ASSESSED VALUE	260,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,339
TOTAL JUST VALUE	260,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012495	CO ISSUED	0	09/17/2021
21008956	MODULAR HM	183,650	07/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/1041	7/26/2024	WD	Q	I	02	295,500
GRANTOR: TOLLICK SHANNON D						
GRANTEE: TRIGG TAMMY LYNN						
2338/0431	2/10/2020	QC	U	I	11	100
GRANTOR: DILLHYON ELOUISE C						
GRANTEE: DILLHYON ELOUISE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W31 S52 FOP=[YR=2021] S10 E31 N10 W31$ E31 N52$.

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	0351	CARPORT MT	0	0	24	24	576.00	SF	10.00	10.00	100	2005	2005	3	22	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,267

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	RES	0	0005	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,800							

REVIEW DATE 03/31/2025 BY WWA Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800 PRINTED 07/30/2025 BY SYS