BLOCK 2 LOT 9
IN OR 1970/1578
2008 JACO DW/MH

BESSENT MATTHEW L/CHABOT JEANNE-MARI T
85166 TRINITY CIRCLE
YULEE, FL 32097

2025

42-2N-27-4380-0002-0090

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

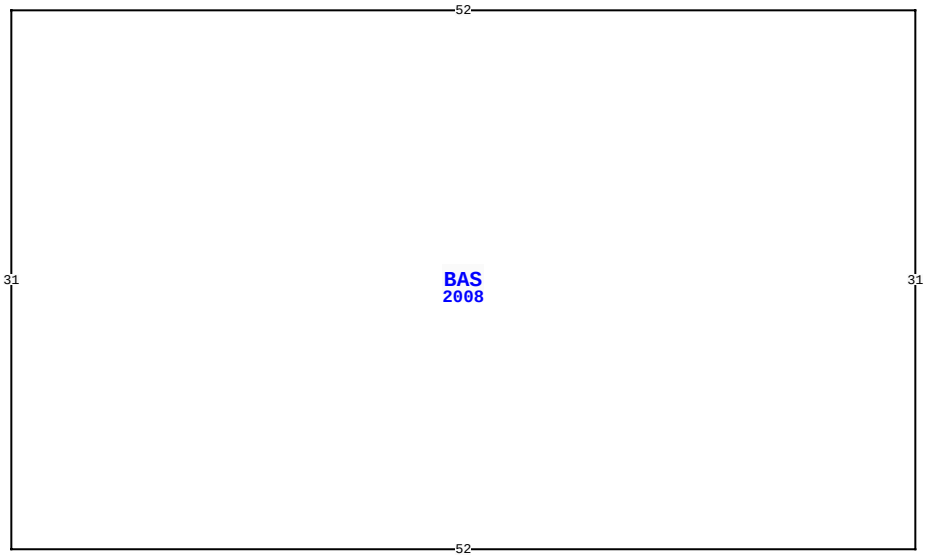
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2008	1,612	97,997
TOTALS	1,612			1,612	97,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	119.2000	101.32	163,328	2008	2008	0	0	0	40.00	60.00

3 M/H 94+ – 100% - 2016 Heated Area: 1612 HX Base Yr 2016



85166 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		97,997
TOTAL MARKET OB/XF VALUE		7,649
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		165,646
SOH/AGL Deduction		76,207
ASSESSED VALUE		89,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,717
TOTAL JUST VALUE		165,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21898	SWIM POOL	21,000	09/01/2008
C5096	CO ISSUED	0	07/01/2008
MH5096	MH MOVE-ON	0	07/01/2008
M13981	MECH OTHER	0	07/01/2008
P13339	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/1578	3/20/2015	WD	Q	I	01	84,000
GRANTOR: SWOGGER BETHANY D						
GRANTEE: BESSENT MATTHEW L &						
1582/0296	8/25/2008	WD	Q	I		190,000
GRANTOR: REGIONAL HOLDINGS INC						
GRANTEE: SWOGGER BETHANY D						

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	0510	GARAGE WD-	0	100	19	28	532.00	SF	35.00	35.00	100	1982	1982	3	20	3,724	
2	0866	POOL FIBER	0	100	0	0	110.00	SF	72.00	72.00	100	2008	2008	3	31	2,455	
3	0855	CONC PAVER	0	100	0	0	167.00	SF	10.00	10.00	100	2008	2008	3	88	1,470	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S31 E52 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,649

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	100		RM	123.00	130.00	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 07/30/2025 BY SYS