BLOCK 2 LOT 10
IN OR 495 PG 948
R235893 & R235892

GRAHAM SHELVIA J EST
85186 TRINITY CIRCLE
YULEE, FL 32097

**2025**

**42-2N-27-4380-0002-0100**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

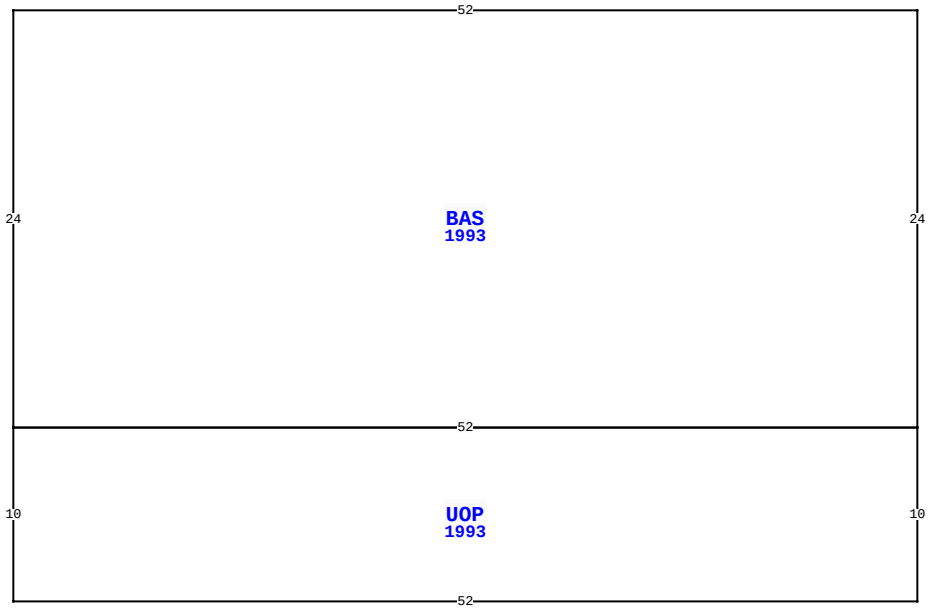
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 1993 | 1,248 | 27,256 |
| UOP | 520 | 25 | 1993 | 130 | 2,839 |
| TOTALS | 1,768 | | | 1,378 | 30,095 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,378 | 91.0000 | 72.80 | 100,318 | 1973 | 1973 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr




85186 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 | 30,095 |
| TOTAL MARKET OB/XF VALUE | 496 |
| TOTAL LAND VALUE - MARKET | 66,000 |
| TOTAL MARKET VALUE | 96,591 |
| SOH/AGL Deduction | 35,422 |
| ASSESSED VALUE | 61,169 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,169 |
| TOTAL JUST VALUE | 96,591 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9805266 | CARPORT | 0 | 08/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0495/0948 | 8/01/1986 | WD | U | V | | 11,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0340/0328 | 7/01/1981 | WD | Q | V | | 6,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 UOP=[YR=1993] S10 E52 N10 W52 $ E52 N24 $ .

## 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 | 20 | 21 | 420.00 | SF | 5.90 | 5.90 | 100 | 1998 | 1998 | 3 | 20 | 496 | |

## LAND DESCRIPTION

TOTAL OB/XF 496

| 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 | | RM | 152.00 | 178.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 60,000.00 | 66,000.00 | 66,000 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 07/30/2025 BY SYS