BLOCK 2 LOT 11
TRINITY CIRCLE SUB PB 3/34

MILLS CATINA CLARK
85198 TRINITY CIRCLE
YULEE, FL 32097

2025

42-2N-27-4380-0002-0110

BUILDING CHARACTERISTICS

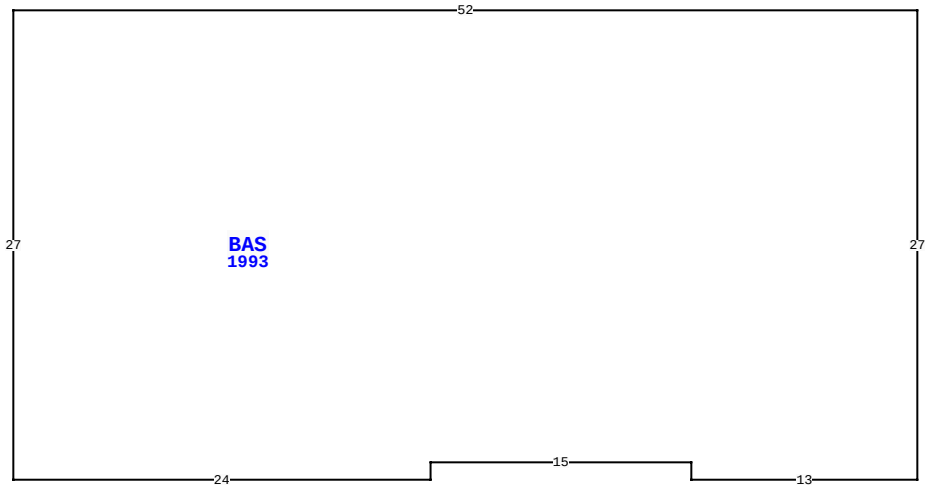
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,389	100	1993	1,389	39,203
TOTALS	1,389			1,389	39,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,389	117.6000	94.08	130,677	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1389 HX Base Yr 2023



85198 TRINITY CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,203
TOTAL MARKET OB/XF VALUE		3,416
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		102,619
SOH/AGL Deduction		1,994
ASSESSED VALUE		100,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,903
TOTAL JUST VALUE		102,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2595/1409	10/04/2022	WD	Q	I	01	130,000
GRANTOR: AUTORE SANDRA J TRUST						
GRANTEE: MILLS CATINA CLARK						
1815/0476	9/21/2012	WD	Q	I	02	29,000
GRANTOR: BEECHER ANITA T & DAN						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E24 N1 E15 S1 E13 N27$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1987	1987	3	20	804	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1990	1990	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 3,416

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	0007	RM	165.00	153.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS