BLOCK 2 LOT 12
IN OR 1779/205
TRINITY CIRCLE SUB PB 3/34

PRESCOTT JEWELL D
85224 TRINITY CR
YULEE, FL 32097

2025

42-2N-27-4380-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

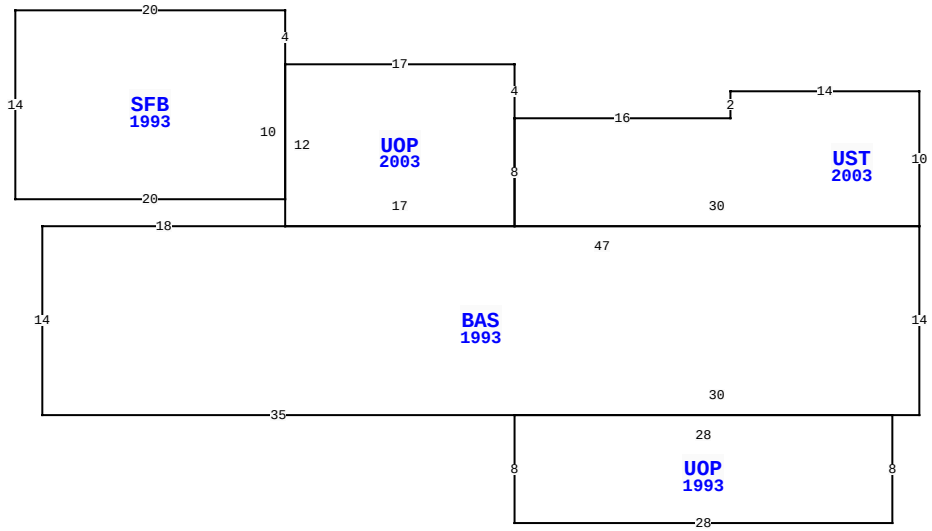
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 50
Roof Cover	02	ROLL COMP 50
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	910	100	1993	910	22,080
SFB	280	80	1993	224	5,435
UOP	224	25	1993	56	1,359
UOP	204	25	2003	51	1,238
UST	268	55	2003	147	3,567
TOTALS	1,886			1,388	33,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,388	101.1000	80.88	112,261	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 1134 HX Base Yr 2012



85224 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		33,678
TOTAL MARKET OB/XF VALUE		2,016
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		95,694
SOH/AGL Deduction		57,314
ASSESSED VALUE		38,380
TOTAL EXEMPTION VALUE	HX HB SX	38,380
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/0205	2/14/2012	FJ	U	I	11	0
GRANTOR: OSBURN LEO ESTATE						
GRANTEE: PRESCOTT JEWELL D						
0803/1539	8/20/1997	WD	Q	I		27,000
GRANTOR: OLIPHANT SCOTT LEON						
GRANTEE: OSBURN LEO & ELVIE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2003] W14 S2 W16 UOP=[YR=2003] N4 W17 SFB=[YR=1993] N4 W20 S14 E20 N10 $ S12 BAS=[YR=1993] W18 S14 E35 UOP=[YR=1993] S8 E28 N8 W28 $ E30 N14 W47 $ E17 N8 $ S8 E30 N10 $.

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	24	14	336.00	SF	30.00	30.00	100	1997	1997	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 2,016

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	140.00	150.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS