BLOCK 2 LOT 13
TRINITY CIRCLE SUB PB 3/34
RP 107401

WILSON JAMES & PAMELA
85258 TRINITY CIR
YULEE, FL 32097

2025

42-2N-27-4380-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

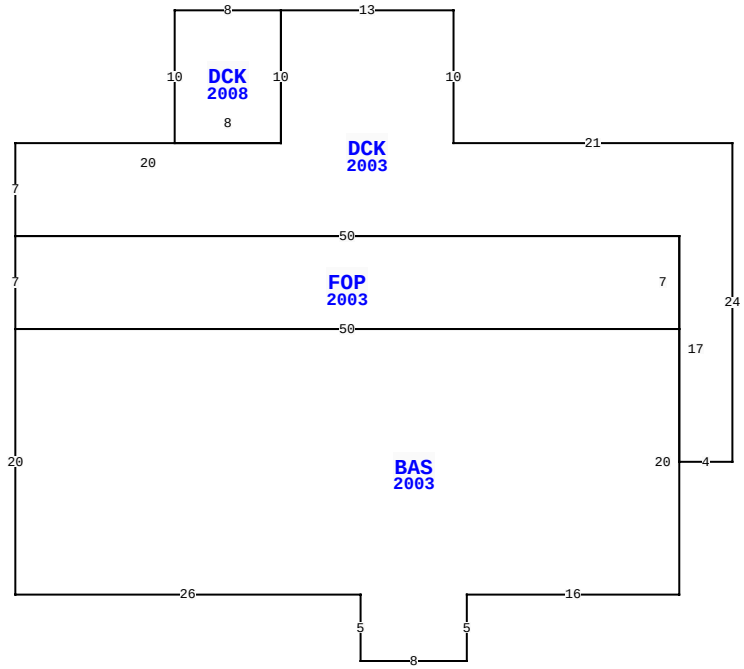
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,040	100	2003	1,040	39,752
DCK	576	10	2003	58	2,217
DCK	80	10	2008	8	306
FOP	350	30	2003	105	4,014
TOTALS	2,046			1,211	46,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	1,211	96.1632	96.16	116,450	2003	2003	0	0	50	10.25	39.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



85258 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		79,430
TOTAL MARKET OB/XF VALUE		5,946
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		145,376
SOH/AGL Deduction		1,521
ASSESSED VALUE		143,855
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,133
TOTAL JUST VALUE		145,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,801

SFR (BLDG 1) IS ATTACHED TO 1973 SW/MH (BLDG 2)
73 FAIR R107401 ATTACHED TO ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024320	REPAIR/RRF	1,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1517	2/23/2022	WD	Q	I	02	155,100
GRANTOR: PANNELL SHERRI LYNN						
GRANTEE: WILSON JAMES & PAME						
2492/0955	5/25/2021	WD	U	I	11	100
GRANTOR: PANNELL SHERRI L & ER						
GRANTEE: PANNELL SHERRI L						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2003] W21 N10 W13 DCK=[YR=2008] W8 S10 E8 N10 $ S10 W20 S7 FOP=[YR=2003] S7 BAS=[YR=2003] S20 E26 S5 E8 N5 E16 N20 W50 $ E50 N7 W50 $ E50 S17 E4 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	0510	GARAGE WD-	0	100	24	24	576.00	SF	19.60	19.60	100	1997	1997	3	24	2,710	
2	0810	CONCRETE A	0	100	12	26	312.00	SF	6.50	6.50	100	2000	2000	3	77	1,562	
3	0681	POLE SHED	0	100	10	11	110.00	SF	15.00	15.00	100	2005	2005	3	36	594	
4	0681	POLE SHED	0	100	18	10	180.00	SF	15.00	15.00	100	2006	2006	3	40	1,080	

LAND DESCRIPTION

TOTAL OB/XF 5,946

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	153.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

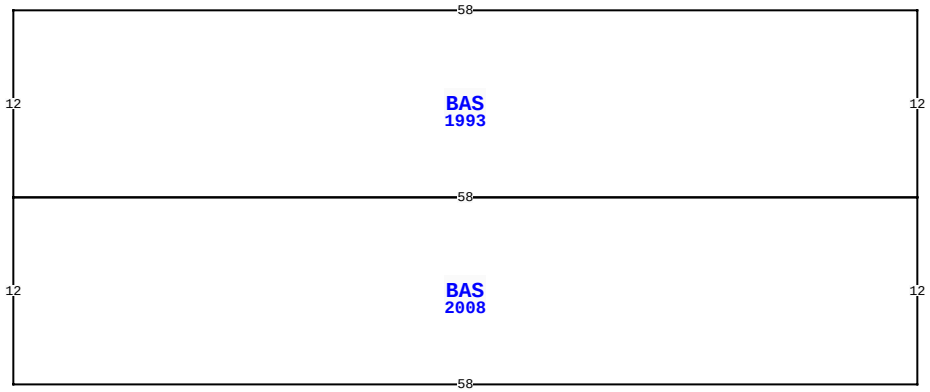
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	25	MOD METAL 40
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	696	100	1993	696	16,571
BAS	696	100	2008	696	16,571
TOTALS	1,392			1,392	33,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,392	99.2000	79.36	110,469	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 1392 HX Base Yr 2023



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2492/0955	5/25/2021	WD	U	I	11	100
GRANTOR: PANNELL SHERRI L & ER						
GRANTEE: PANNELL SHERRI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S12 BAS=[YR=2008] S12 E58 N12 W58 $ E58 N12 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS