BLOCK 2 LOT 16
TRINITY CIRCLE PB 3/34

COOK DANIEL LAMAR
85316 TRINITY CIRCLE
YULEE, FL 32097

2025

42-2N-27-4380-0002-0160

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
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
Quality	03	Quality Level 03

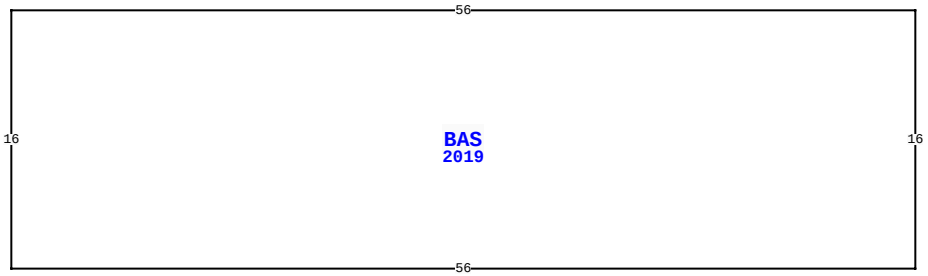
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2019	896	80,319
TOTALS	896			896	80,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	113.4000	96.39	86,365	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 0 Heated Area: 896 HX Base Yr 2000



85316 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		80,319
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		140,319
SOH/AGL Deduction		53,379
ASSESSED VALUE		86,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,218
TOTAL JUST VALUE		140,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007026	MH MOVE-ON	0	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1758	4/24/2019	QC	U	I	11	100
GRANTOR: COOK DANIEL LAMAR & M						
GRANTEE: COOK DANIEL LAMAR						
1862/0427	6/17/2013	QC	U	I	11	100
GRANTOR: COOK DANIEL LAMAR & M						
GRANTEE: COOK DANIEL LAMAR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S16 E56 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/25/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS