BLOCK 2 LOT 18
TRINITY CIRCLE SUB PB 3/34

LUCAS STEVEN & LINDA F
85378 TRINITY CIR
YULEE, FL 32097

2025

42-2N-27-4380-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	05	Quality Level 05

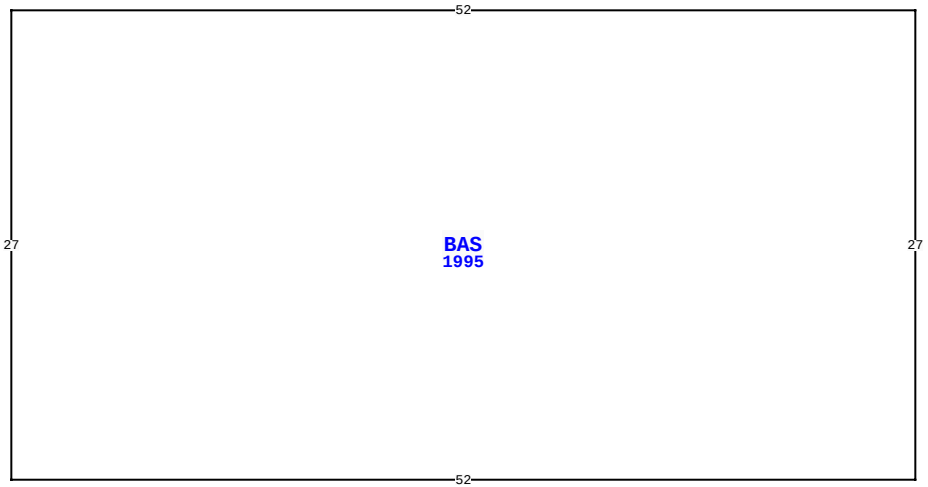
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1995	1,404	131,036
TOTALS	1,404			1,404	131,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	146.4000	124.44	174,714	1995	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



85378 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		131,036
TOTAL MARKET OB/XF VALUE		1,167
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		192,203
SOH/AGL Deduction		24,957
ASSESSED VALUE		167,246
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		111,524
TOTAL JUST VALUE		192,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996711	CARPORT	10,984	12/01/1999
95-01973	XFOB	0	06/01/1995
95-868	MH MOVE-ON	0	03/01/1995
94-555	MH MOVE-ON	6,500	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0487	9/16/2021	WD	Q	I	01	210,000
GRANTOR: CANEUP REBECCA S & IR						
GRANTEE: LUCAS STEVEN & LIND						
2388/1983	9/01/2020	WD	Q	I	02	150,000
GRANTOR: KELLY ASHLEY						
GRANTEE: CANEUP REBECCA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W52 S27 E52 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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	
2	0351	CARPORT MT	0	100	18	21	378.00	SF	5.60	5.60	100	1999	1999	3	20	423	
3	0754	FOP	0	100	12	12	144.00	SF	15.00	15.00	100	1998	1998	3	20	432	
4	0754	FOP	0	100	12	6	72.00	SF	15.00	15.00	100	1999	1999	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 1,167

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 06/29/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS