BLOCK 3 LOT 5
TRINITY CIRCLE SUB PB 3/34

S&S TRUST/STEIN PHILIP A TRUSTEE
9621 CAUSEWAY PLACE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4380-0003-0050

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

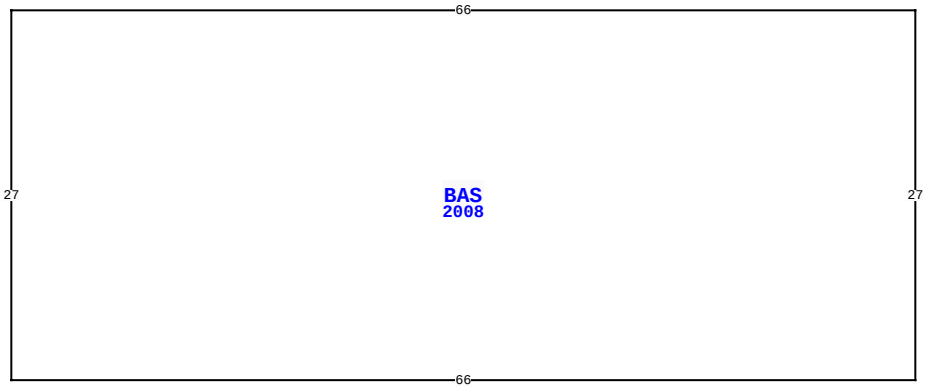
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2008	1,782	127,812
TOTALS	1,782			1,782	127,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	140.6400	119.54	213,020	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



85275 TRINITY CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,812
TOTAL MARKET OB/XF VALUE	3,323
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	191,135
SOH/AGL Deduction	54,207
ASSESSED VALUE	136,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,928
TOTAL JUST VALUE	191,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5013	CO ISSUED	0	11/01/2007
E20229	ELEC OTHER	0	11/01/2007
MH5013	MH MOVE-ON	0	11/01/2007
M13434	MECH OTHER	0	11/01/2007
P12857	OTHER	0	11/01/2007
971947	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0541	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
1899/1061	1/28/2014	WD	U	I	18	57,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: STEIN PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S27 E66 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	0	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	27	173	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	0		RM	140.00	190.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS