



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	05	ASPH TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100

Quality 03 Quality Level 03

DOR CODE 1100 STORES, 1 STORY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	712	100	1993	712	52,680
BAS	1,208	100	1993	1,208	89,379
FOP	192	30	1993	58	4,291
FUS	768	100	1993	768	56,824
UST	288	40	1993	115	8,509

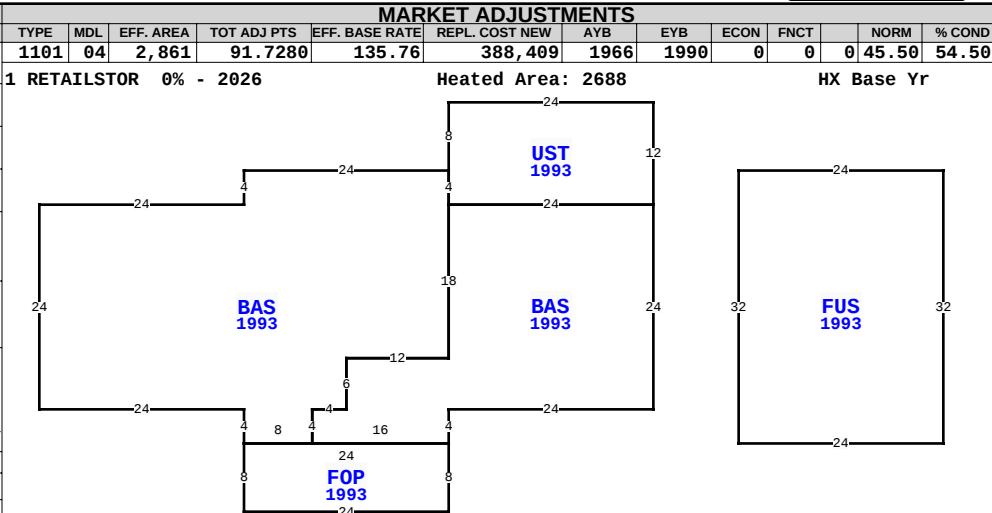
TOTALS 3,168 2,861 211,683

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
1	0803	ASPHALT C	0	0	0	0		3,792.00	SF 2.00	2.00	100	1989	1989	3	50	3,792
2	0810	CONCRETE A	0	0	13	24		312.00	SF 6.50	6.50	100	1960	1960	3	20	406
3	0351	CARPORT MT	0	0	18	12		216.00	SF 10.00	10.00	100	2007	2007	3	24	518
4	0443	STK FNC 6'	0	0	0	0		192.00	LF 10.00	10.00	100	2006	2006	3	22	422

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004	CG	154.00	200.00	30,798.00	SF		1.00	1.00	1.00	4.25	4.25	130,892							



85428 TRINITY CIR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/11/2026 DC

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		211,683	
TOTAL MARKET OB/XF VALUE		5,138	
TOTAL LAND VALUE - MARKET		130,892	
TOTAL MARKET VALUE		347,713	
SOH/AGL Deduction		0	
ASSESSED VALUE		347,713	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		347,713	
TOTAL JUST VALUE		347,713	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015367	REMODEL	13,500	09/01/2001
B9905701	REMODEL	150	01/01/1999
5678	REMODEL	1,079	01/30/1989
3377	REMODEL	0	01/30/1989
5415	REMODEL	4,800	01/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/76	5/01/2025	QC	U	I	11	100
GRANTOR: COR LEONIS LLC						
GRANTEE: DUNLEAVY FAMILY TRU						
2267/1905	4/12/2019	WD	U	I	11	100
GRANTOR: MARGARET INC						
GRANTEE: COR LEONIS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,8] W24 S4 W24 S24 E24 S4 E8 N4 E4 N6 E12 N18 N4 \$
FUS=[YR=1993;ORIG=10,8] E24 S32 W24 N32 \$
BAS=[YR=1993;ORIG=-24,40] N4 E24 N24 W24 S18 W12 S6 W4 S4 E16 \$
UST=[YR=1993;ORIG=0,0] W24 S8 S4 E24 N12 \$
FOP=[YR=1993;ORIG=-48,40] S8 E24 N8 W24 \$
PTR=[ORIG=0,0] E15 W15 \$
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