BLOCK 2 LOT 7
IN OR 2092/656
TRINITY CIRCLE SUB PB 3/34

CRIBBS PATRICIA A
85118 TRINITY CIR
YULEE, FL 32097

2026

42-2N-27-4380-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

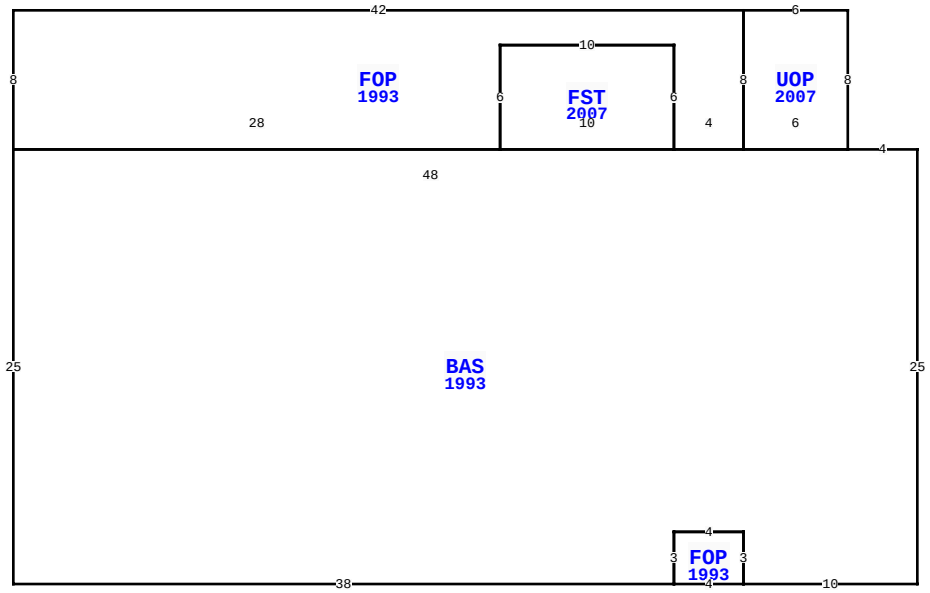
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,288	100	1993	1,288	115,963
FOP	12	30	1993	4	360
FOP	276	30	1993	83	7,473
FST	60	55	2007	33	2,971
UOP	48	20	2007	10	901
TOTALS	1,684			1,418	127,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	113.5680	119.25	169,096	1982	1982	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2019 Heated Area: 1288 HX Base Yr 2019



85118 TRINITY CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,667
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		194,295
SOH/AGL Deduction		93,011
ASSESSED VALUE		101,284
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,873
TOTAL JUST VALUE		194,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0656	10/12/2016	WD	U	I	37	40,000
GRANTOR: PRESCOTT JAMES ALFRED						
GRANTEE: CRIBBS PATRICIA A						
1494/1561	4/25/2007	QC	Q	I	01	100
GRANTOR: RITCH CHRISTINE M						
GRANTEE: RITCH CHRISTINE M T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=2007] N8 W6 FOP=[YR=1993] W42 S8 E28 FST=[YR=2007] E10 N6 W10 S6$ N6 E10 S6 E4 N8$ S8 E6$ W48 S25 E38 FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 S3 E10 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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	0003	RM	148.00	148.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS