BLOCK 2 LOT 8
IN OR 1144/1002
R359768 & R359767

GUITTAR JEANNETTE B
85144 TRINITY CIRCLE
YULEE, FL 32097

2026

42-2N-27-4380-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

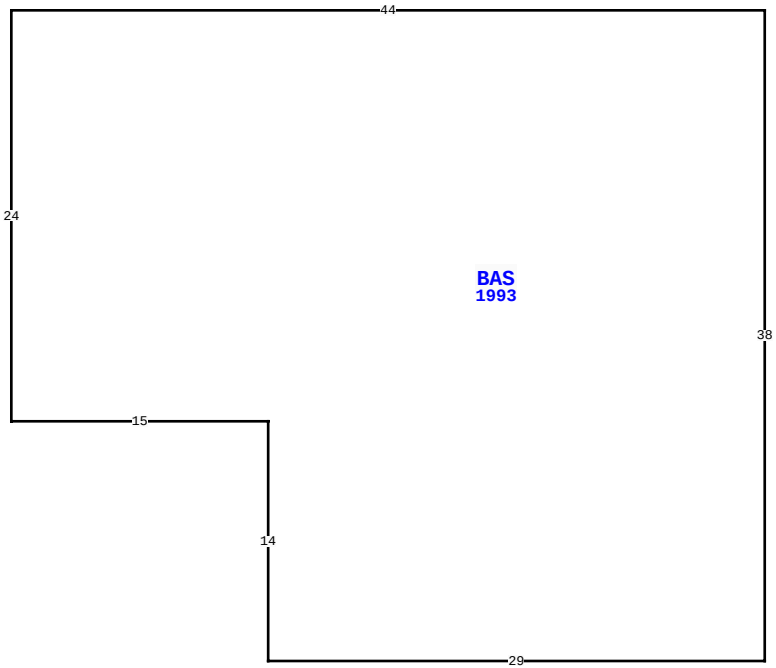
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	1993	1,462	43,992
TOTALS	1,462			1,462	43,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,462	118.0000	100.30	146,639	1981	1981	0	0	0	70.00	30.00

1 M/H 93- 100% - 1999 Heated Area: 1462 HX Base Yr 1999



85144 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		43,992
TOTAL MARKET OB/XF VALUE		7,404
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		116,396
SOH/AGL Deduction		72,782
ASSESSED VALUE		43,614
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,614
TOTAL JUST VALUE		116,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8464	CHNGE SRVC	0	09/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1002	6/11/2003	QC	Q	I	01	100
GRANTOR: GUITTAR GUY A						
GRANTEE: GUITTAR JEANNETTE B						
0859/0497	12/15/1998	AD	U	I		52,000
GRANTOR: SCAHILL PATRICK G						
GRANTEE: GUITTAR GUY ALAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E15 S14 E29 N38$.

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	0350	CARPORT WD	0	100	12	22	264.00	SF	13.00	13.00	100	1985	1985	3	20	686	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1985	1985	3	20	216	
5	1242	WD DECK A	0	100	29	10	290.00	SF	10.00	10.00	100	1984	1984	3	20	580	

LAND DESCRIPTION

TOTAL OB/XF 7,404

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	140.00	130.00	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