BLOCK 2 LOT 10
IN OR 495 PG 948
R235893 & R235892

GRAHAM SHELVIA J EST
85186 TRINITY CIRCLE
YULEE, FL 32097

2026

42-2N-27-4380-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

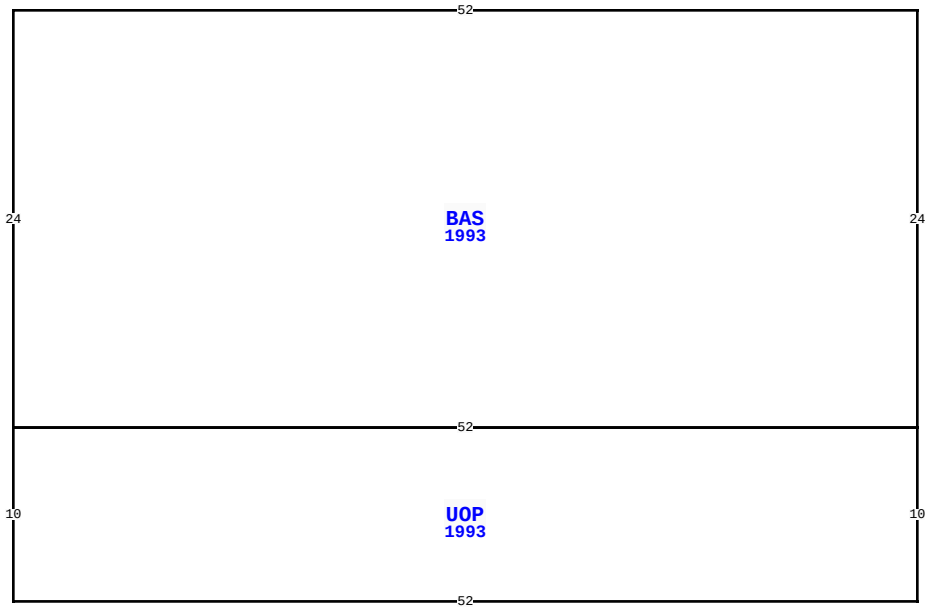
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	28,960
UOP	520	25	1993	130	3,017
TOTALS	1,768			1,378	31,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,378	91.0000	77.35	106,588	1973	1973	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1248 HX Base Yr



85186 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	31,976
TOTAL MARKET OB/XF VALUE	840
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	97,816
SOH/AGL Deduction	30,530
ASSESSED VALUE	67,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,286
TOTAL JUST VALUE	97,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805266	CARPORT	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0495/0948	8/01/1986	WD	U	V		11,500
GRANTOR:						
GRANTEE:						
0340/0328	7/01/1981	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 UOP=[YR=1993] S10 E52 N10 W52 $ E52 N24 $.

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	0351	CARPORT MT	0	0	20	21	420.00	SF	10.00	10.00	100	1998	1998	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	0003	RM	152.00	178.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS