

BLOCK 2 LOT 15
IN OR 2183/790
R621419 & R621420

DEMETRULIAS ANGELO GEORGE & LEA ANN
85294 TRINITY CIRCLE
YULEE, FL 32097

2026

42-2N-27-4380-0002-0150



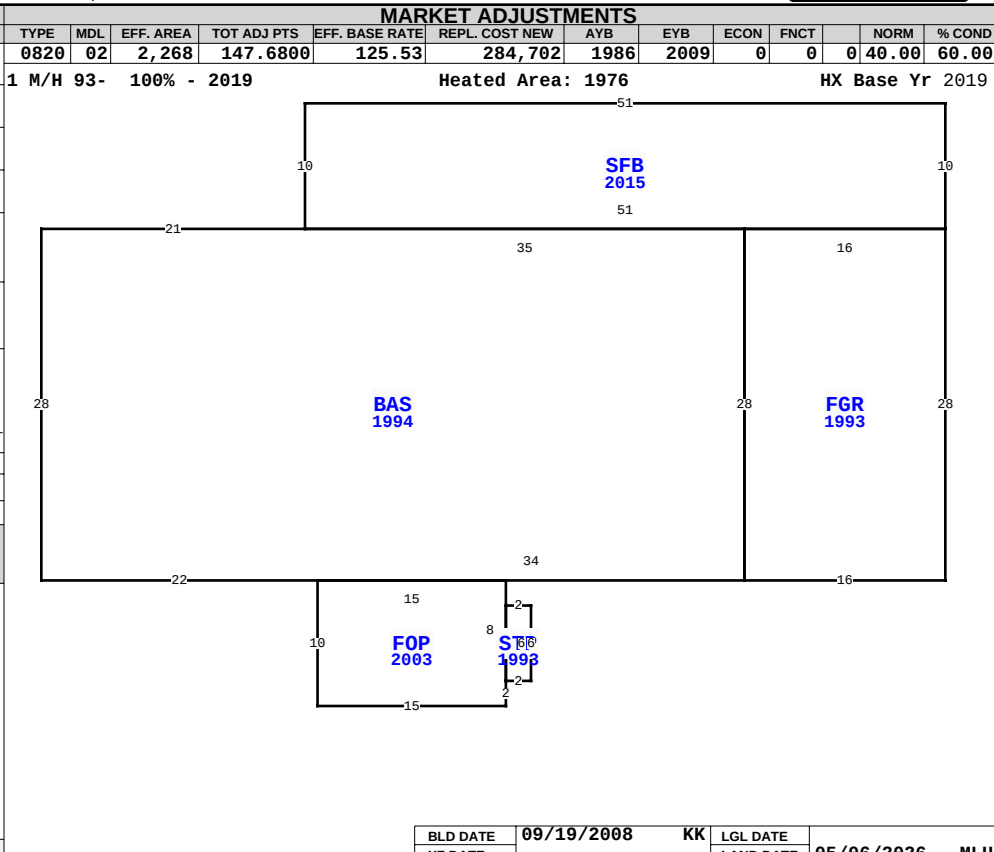
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	12	CEDAR 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 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	

Quality	06	Quality Level 06
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	1,568	100	1994	1,568	118,099
FGR	448	55	1993	246	18,528
FOP	150	30	2003	45	3,389
SFB	510	80	2015	408	30,730
STP	12	10	1993	1	76
TOTALS	2,688			2,268	170,821

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0510	GARAGE WD-	0 100	28	24	672.00	SF	35.00	
4	0940	SHEDS/PORT	0 100	20	14	280.00	SF	30.00	
5	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RM	120.00	150.00	1.00



BLD DATE	09/19/2008	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	MLU
85294 TRINITY CIR, YULEE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			170,821
TOTAL MARKET OB/XF VALUE			8,920
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			244,741
SOH/AGL Deduction			102,136
ASSESSED VALUE			142,605
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			86,194
TOTAL JUST VALUE			244,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/0790	1/26/2018	WD	U	I	11	100
GRANTOR: RICH PAUL L SR & SHEI						
GRANTEE: DEMETRULIAS ANGELO						
2173/1441	1/26/2018	WD	Q	I	01	150,000
GRANTOR: RICH PAUL L SR & SHEL						
GRANTEE: DEMETRULIAS ANGELO						

BUILDING NOTES									

BUILDING DIMENSIONS									
SFB=[YR=2015] W51 S10 BAS=[YR=1994] W21 S28 E22 FOP=[YR=2003] S10 E15 N2 STP=[YR=1993] E2 N6 W2 S6\$ N8 W15\$ E34 FGR=[YR=1993] E16 N28 W16 S28\$ N28 W35\$ E51 N10\$.									