

RHOADES KATHRYN C/RHOADES MARY E ET AL
85342 TRINITY CIRCLE
YULEE, FL 32097

42-2N-27-4380-0002-0170



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall

03
05

COMP SHNGL 100 DRYWALL 100

Interior Floor

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition Heating Type

03
04

CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2 100
WOOD FRAME 100

Stories Units

1.

1. 100
0 100

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

1,485

100

1996

1,485

46,991

UCP

504

20

1996

101

3,196

TOTALS

1,989

1,586

50,187

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,586

117.2000

105.48

167,291

1996

1996

0

0

0

70.00

30.00

Heated Area:

1485

HX Base Yr

1997

UCP

1996

BAS

1996

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

50,187

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

115,187

SOH/AGL Deduction

52,384

ASSESSED VALUE

62,803

TOTAL EXEMPTION VALUE

HX HB

37,803

BASE TAXABLE VALUE

25,000

TOTAL JUST VALUE

115,187

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

107,399

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1097/1389

12/02/2002

WD

Q

I

01

57,700

GRANTOR: RHOADES KATHRYN C

GRANTEE: RHOADES KATHRYN C E

0775/0046

10/28/1996

WD

Q

I

06

32,200

GRANTOR: STRICKLAND DONNA

GRANTEE: RHOADES KATHRYN C

BUILDING NOTES

UCP=[YR=1996] W36 S14 BAS=[YR=1996] W19 S27 E55 N27 W36\$ E36 N14\$.

BUILDING DIMENSIONS