BLOCK 2 LOT 19
TRINITY CIRCLE SUB PB 3/34

MADDOX MICHAEL W
85402 TRINITY CIR
YULEE, FL 32097

2026

42-2N-27-4380-0002-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

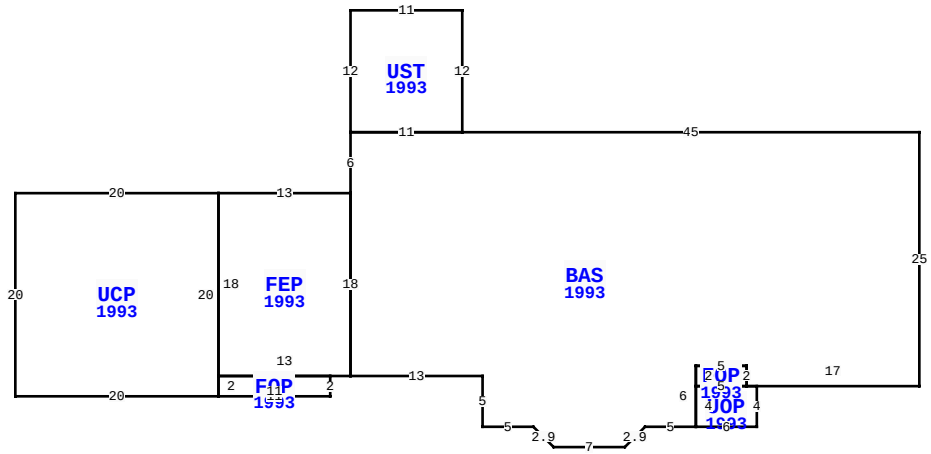
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,479	100	1993	1,479	100,170
FEP	234	80	1993	187	12,665
FOP	10	30	1993	3	203
FOP	22	30	1993	7	474
UCP	400	20	1993	80	5,418
UOP	24	20	1993	5	338
UST	132	45	1993	59	3,996
TOTALS	2,301			1,820	123,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	1,820	107.5000	112.88	205,442	1954	1954	0	0	15	25.00	60.00

1 SINGLE FAM 100% - 2026 Heated Area: 1479 HX Base Yr 2026



85402 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		123,265
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		188,265
SOH/AGL Deduction		0
ASSESSED VALUE		188,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,854
TOTAL JUST VALUE		188,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009026	REPAIR/RRF	18,000	10/20/2020
20007991	SOLAR PANELS	6,000	09/01/2020
6382	CHNGE SRVC	700	12/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2803/1842	7/24/2025	WD	Q	I	01	210,000
GRANTOR: HALPERN KENNETH P						
GRANTEE: MADDOX MICHAEL W						
2513/0672	11/12/2021	QC	U	I	11	100
GRANTOR: HALPERN RUTH A (DECEA						
GRANTEE: HALPERN KENNETH PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 UST=[YR=1993] N12 W11 S12 E11$ W11 S6 FEP=[YR=1993] W13 UCP=[YR=1993] W20 S20 E20 FOP=[YR=1993] E11 N2 W11 S2$ N20$ S18 E13 N18$ S18 E13 S5 E5 D2 R2 E7 U2 R2 E5 UOP=[YR=1993] E6 N4 W1 FOP=[YR=1993] N2 W5 S2 E5$ W5 S4$ N6 E5 S2 E17 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	150.00	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