BLOCK 3 LOT 6
TRINITY CIRCLE SUB PB 3/34

WRIGHT CHASTITY
85259 TRINITY CIRCLE
YULEE, FL 32097

2026

42-2N-27-4380-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

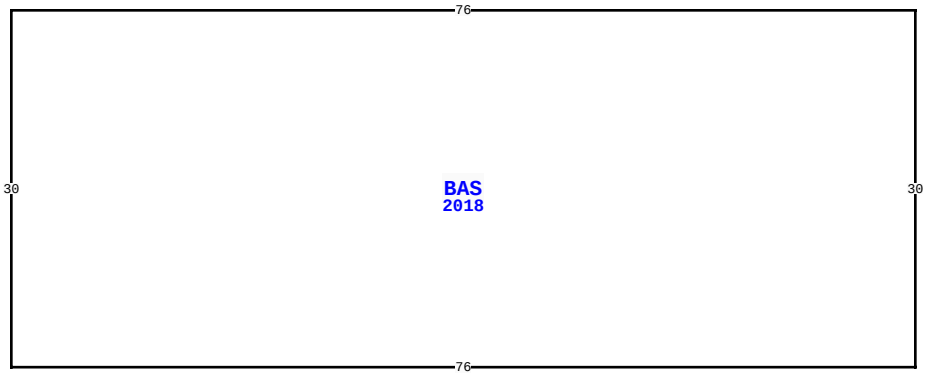
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	224,091
TOTALS	2,280			2,280	224,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	115.63	263,636	2018	2018	0	0	0	15.00	85.00

2 M/H 94+ 100% - 2017 Heated Area: 2280 HX Base Yr 2017



85259 TRINITY CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,091
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,486
SOH/AGL Deduction		141,339
ASSESSED VALUE		151,147
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,736
TOTAL JUST VALUE		292,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004803	CO ISSUED	0	05/11/2018
18003015	MH MOVE-ON	0	03/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0389	7/26/2016	FJ	U	I	11	0

GRANTOR: WRIGHT GLENN FRANCIS
GRANTEE: WRIGHT CHASTITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E76 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	133.00	190.00	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