

IN OR 2524/1777
ESMT IN OR 458/779
UTIL R/W ESMT IN OR 2418/815

HARRIS DAVID J & ELISABETH FRANCIS
2564 COPPERHEAD LANE
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0370



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	30	VINYL 100	0832	02	2,192	148.3200	96.41	211,331	1994	1999	0	0	0	54.00	46.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	2 MH 94N0 RP - 0% - 2022													Heated Area: 2137 HX Base Yr 2022														
Roof Cover	12	MODULAR MT 100														Tax Group: 6 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 197,108														
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 3,807														
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 119,250														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 320,165														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 75,662														
Bedrooms	3	100														ASSESSED VALUE 244,503														
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 194,503														
Stories	1.	1. 100														TOTAL JUST VALUE 320,165														
Units	0	100	NCON VALUE 0																											
Quality		05	Quality Level 05		INCOME VALUE																									
DOR CODE		0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE 232,272																									
MAP NUM			MKT AREA		09																									
NEIGHBORHOOD/LOC		9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,892	100	1,892	83,908																										
FEP	288	85	245	10,865																										
FOP	8	30	2	89																										
UOP	212	25	53	2,351																										
TOTALS		2,400	2,192	97,212																										
EXTRA FEATURES					2564 COPPERHEAD LN, HILLIARD																									
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															
1	1242	WD DECK A	0	100	8	16		128.00	SF	10.00	10.00	100	1997	1997	3	20	256													
2	1242	WD DECK A	0	100	20	10		200.00	SF	10.00	10.00	100	1999	1999	3	20	400													
5	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695													
6	1242	WD DECK A	0	100	19	12		228.00	SF	10.00	10.00	100	2000	2000	3	20	456													
TOTAL OB/XF 3,807																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.77	AC		1.00	1.00	1.00	25,000.00	25,000.00	119,250													
REVIEW DATE 11/24/2020 BY TW Total Acres: 4.77 Total Land Value: 119,250 Market: 0 Agricultural: 0 Common: 119,250 PRINTED 08/02/2023 BY SYS																														

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