BLOCK 1 LOT 47
IN OR 1118/610
EX ESMT PT OR 556/654

COPLON ROGER L SR & EDY R
PO BOX 15691
FERNANDINA BEACH, FL 32035-3112

2023

25-2N-27-1475-0001-0470

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 90
Interior Floo	12	HARDWOOD 10
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	03	Quality Level 03

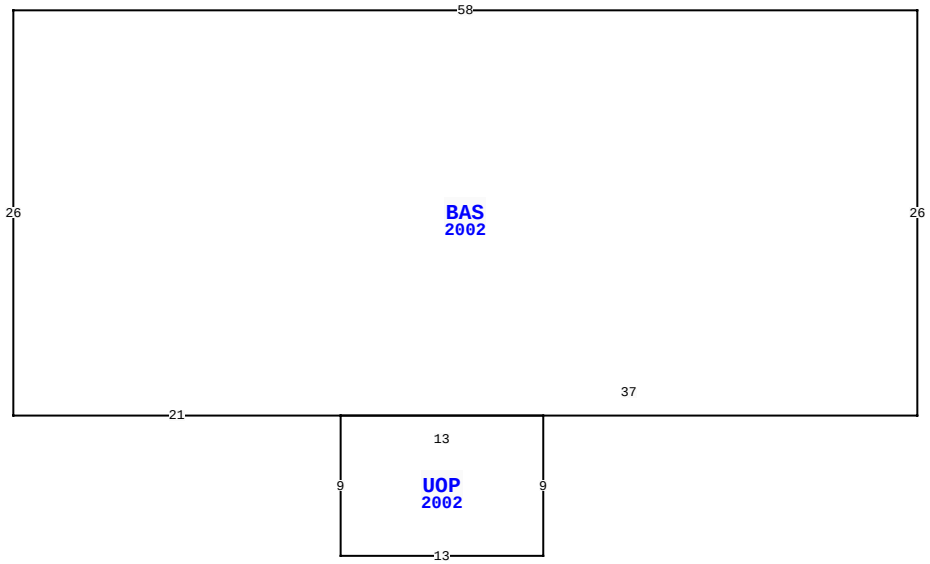
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	67,845
UOP	117	25	29	1,305
TOTALS	1,625		1,537	69,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,537	123.6000	86.52	132,981	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2004 Heated Area: 1508 HX Base Yr 2004



85224 SHILOH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,150
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		175,400
SOH/AGL Deduction		120,536
ASSESSED VALUE		54,864
TOTAL EXEMPTION VALUE	HX HB	29,864
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		175,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034080	MH MOVE-ON	0	01/01/2003
7941	MH MOVE-ON	23,000	10/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0610	3/04/2003	WD	U	I	23	42,000
GRANTOR: KNOWLES CHARLES S & T						
GRANTEE: COPLON ROGER L SR &						
0631/1067	7/23/1991	QC	U	I	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: KNOWLES CHARLES & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W58 S26 E21 UOP=[YR=2002] S9 E13 N9 W13$ E37 N26$.

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	85,000.00	106,250.00	106,250							

REVIEW DATE 03/02/2020 BY NWX Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS