BLOCK 9 LOT 20
IN OR 2111/1730
R621882 & R621883

COPELAND MICHAEL RAY JR
85050 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0009-0200

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

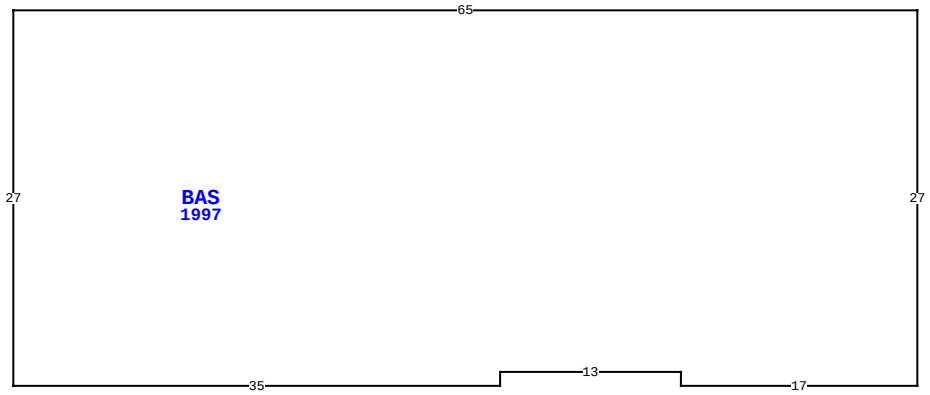
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	75,718
TOTALS	1,742		1,742	75,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,742	147.8400	103.49	180,280	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2022 Heated Area: 1742 HX Base Yr 2022



85050 PHILLIPS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,718
TOTAL MARKET OB/XF VALUE		2,216
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		157,934
SOH/AGL Deduction		36,731
ASSESSED VALUE		121,203
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,203
TOTAL JUST VALUE		157,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971673	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/1730	3/31/2017	WD	Q	I	01	110,000
GRANTOR: WYNN AUBREY M						
GRANTEE: COPELAND MICHAEL RA						
0689/0430	9/29/1993	QC	U	I	01	100
GRANTOR: WYNN JEANNE RUST						
GRANTEE: WYNN AUBREY & JEANN						

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
2	0940	SHEDS/PORT	0	100	18	8	144.00	SF	30.00	30.00	100	1986	1986	3	20	864	
3	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	1986	1986	3	20	432	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
5	0350	CARPORT WD	0	100	5	8	40.00	SF	13.00	13.00	100	1995	1995	3	20	104	
6	0350	CARPORT WD	0	100	10	24	240.00	SF	13.00	13.00	100	1995	1995	3	20	624	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W65 S27 E35 N1 E13 S1 E17 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,216

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	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS